

# *Home Features & Upgrades:*

- ❖ New Roof – March 2025 – Transferrable Warranty
- ❖ New HVAC - 2024 (High Efficiency w/ Tech Pure whole house cleaner) - Transferrable Warranty
- ❖ Kitchen Features:
  - Solid Wood Cabinetry
  - Granite Counters
  - Filtered Waterspout at Sink
  - Large Island w/ shiplap
  - Breakfast Bar
  - Pendant Lighting
  - Samsung Black Slate Appliances - 2024 (Includes Range that Roasts' & Air fry's)
  - Garbage Disposal
  - Closet Food Pantry
- ❖ Owners Suite Features:
  - Massive Owners Bedroom
  - Tray Ceiling
  - Large Walk-in Closet
  - Beautiful Views of the Pond
  - French Door Entry to Ensuite Bathroom
  - Garden Tub
  - Shower w/ Glass Enclosure
  - Dual Sink Wood Vanity w/ marble counters
  - Updated Lighting, fixtures, hardware & mirrors
  - Linen Closet
  - Private Water Closet

- ❖ Large Bonus Room
- ❖ Mulligan Whole House Water Filtration System
- ❖ Front Entry Screened - 2021
- ❖ Screened Lanai w/ Fan - 2021
- ❖ Washer & Dyer - 2022
- ❖ Fresh Interior Paint – 2024
- ❖ Exterior Painted – 2020
- ❖ Coach Lights at Garage
- ❖ Landscaping and Curbing updated - 2020
- ❖ Fenced Back Yark
- ❖ Hurricane Shutters
- ❖ Mature Landscaping
- ❖ Irrigation – Reclaimed Water through Community
- ❖ Nicely Sized Secondary Bedrooms
- ❖ Lots of Storage throughout the home
- ❖ Inside Laundry Room
- ❖ Washer & Dryer – 2022
- ❖ Laundry Room Plumbed for Wash Sink
- ❖ Attached 2 Car Garage
- ❖ Open Split Floor Plan
- ❖ Pond Views
- ❖ Updated Landscaping & curbing in the beds
- ❖ No Flood Zone – Flood Insurance is Not Required
- ❖ Gated Community w/ Playground & Basketball Courts