

# *Home Upgrades & Features:*

## ❖ Kitchen Remodeled - 2021

- Custom Canadian Imported Maple Wood Cabinetry Floor to Ceiling
- Under Cabinet Lighting
- Glass Front Top Cabinets with Lighting inside
- Quartzite Counters
- Stunning Iridescent Backsplash from Spain
- Large Island w/ Storage Drawers & Breakfast bar Seating at ends
- Built-in Coffee Bar
- Kohler Cast Iron sink w/ Faucet
- GE Café Series Induction top Double Convection Oven
- GE Café Series Counter Depth Refrigerator
- Bosch Dishwasher
- Open Views of Family Room, Pool & Woods

## ❖ Large Primary Suite:

- Separate Foyer Entry
- Direct access to the Pool
- Stunning Private Wood Views
- His/Her Walk-in Closets
- Tray Ceiling w/Crown molding Detail & Lights
- Gorgeous Hickory Wood Floors
- Ensuite Bathroom updated 2020
- Custom Maple Wood Dual Sink Vanity w/ Marble Counter
- Custom Lights & Chandelier
- Travertine Floors & Walls
- Updated Walk-in Shower w/ Seamless Glass & Travertine Walls
- Large Cast-iron Soaker Tub
- Bidet
- Recirculating hot water pump for instant hot water

❖ Outdoor Living & Pool Updated 2023:

- 45' Pool Deck with Pavers - 2023
- 35' x 15' Lagoon shaped Pool w/ Heater
- 2 Stainless Steel in Pool lights – 2023
- Pool Resurfaced & New Tile – 2023
- Dual High-end Fans - 2023
- Sonos Speakers
- Privacy Wall w/ custom imported Mexican tile
- Large Pool Cage rescreened – 2020
- Outdoor Kitchen w/ Custom Cabinetry made for outdoors - 2021
- Exotic Stone Counters - 2021
- 2 Drawer Stainless Steel Refrigerator - 2021
- Double Stainless Steel Sink
- Coach Lights

❖ Oversized 2 Car Garage Features:

- Keypad Entry
- New Hurricane Impact Garage Door – 2024
- New  $\frac{3}{4}$  horsepower Garage Door Opener – 2024
- Electric Car Charger
- Storage Closets
- Storage Cabinets
- Painted Floor

❖ Inside Custom Laundry Room Features

- Washer and Dryer
- Large Sink
- Large Wood Storage Cabinetry Topped with Quartz Counters
- Additional Cabinetry and hanging shelves

❖ Water Heater w/ Stainless Steel Liner - 2021

❖ Sonos Surround Sound Family Room & Kitchen

- ❖ Custom Plantation Shutters w/ Stunning Lead Glass
- ❖ Radiant Heat Barrier in Attic (Energy Efficient)
- ❖ Bonus Room Features Built-ins w/ a drop down desk – Great Multi-use Room
- ❖ Barrell Tile Roof – Just Checked and in Great Shape
- ❖ Keyless Entry Option at Front Door
- ❖ Wireless Ring Security Cameras at Exterior of home
- ❖ Ring Doorbell
- ❖ Fully Fenced in Yard – Owners Fence is the Black Aluminum – Has 2 Gates
- ❖ Anderson Double Pane UV Windows
- ❖ Studio Features Custom Maple Cabinetry & Soapstone Counter – Great Multi-use Room
- ❖ Updated Fans, Lighting, Chandeliers, hardware & fixtures throughout home
- ❖ Dinette Features Decorative Mexican Tile wall and Aquarium Window
- ❖ 2<sup>nd</sup> Bathroom Features Shower, Oversized Single Wood Vanity & Granite Counters
- ❖ 3<sup>rd</sup> Bedroom/Office: Large French Doors & Hickory Wood Floors
- ❖ 4<sup>th</sup> Bedroom: Hickory Wood Floors
- ❖ 3<sup>rd</sup> Bathroom: Oversized Single Wood Vanity with Granite Counters (Jack/Jill to Bedroom 3 & 4)
- ❖ Fresh Neutral Interior Paint
- ❖ Oversized Sliders in Livingroom for great views of the Woods
- ❖ Open Floor Plan: Great for Entertaining
- ❖ Split Bedroom Floor Plan features 3 Separate Living Areas w/in the home that tie together seamlessly to the common areas
- ❖ In-Law Suite Option: By adding a door from the family room to Bonus room you will easily create a private in-law suite area. Just off the bonus room down a dedicated hallway you will find the 2<sup>nd</sup> Bedroom and bathroom. This is a perfect private area for your guests, family, friends, and children of all ages.
- ❖ Situated at the back of the neighborhood on a cul-de-sac