

## *Home Features:*

- ❖ New Roof - 2019
- ❖ Fresh Interior Paint - 2023
- ❖ Luxury Vinyl Flooring throughout home – 2022
- ❖ Updated Tile Guest Bathroom – 2022
- ❖ Wooded View - No Backdoor Neighbor
- ❖ Kitchen Updated
  - Solid Wood Cabinets w/ Pullout Shelves – Freshly Painted 2023
  - Gas Oven w/ Air Fryer Option – 2022 (Transferable Extended Warranty)
  - French Door Refrigerator - 2022 (Transferable Extended Warranty)
  - All appliances Stainless Steele
  - Garbage Disposal - 2024
- ❖ Large Owners Suite w/:
  - New Carpet - 2022
  - Access to Lanai Via large Sliders
  - His & Hers Walk-in Closets
  - Solid Wood Double Vanity – Freshly Painted 2023
  - Garden Tub
  - Private Water Closet w/ new Chair Height Toilet - 2023
  - New Exhaust Fan/light - 2023
  - Separate Shower
  - New Sink Faucets - 2024
- ❖ Electric & Gas Options for Stove & Dryer
- ❖ Gas Water Heater - 2017
- ❖ Large Secondary Bedrooms with Fresh Carpet & Large Closets (Bedrooms 2 & 3)

- ❖ Large 4<sup>th</sup> Bedroom with Walk-in Closet & French Doors (currently used as an office)
- ❖ Updated Lighting throughout home
- ❖ Updated Remote Controlled Fans Throughout Home
- ❖ Updated Fixtures throughout home
- ❖ Updated Blinds
- ❖ Large Food Closet
- ❖ Lots of Storage throughout the home
- ❖ Inside Laundry Room
- ❖ Screened-in Back Lanai w/ Fan & Light
- ❖ Whole Home Pest & Termite System w/ Transferrable warranty
- ❖ Irrigation for lawn – HOA covers Water
- ❖ Attached 2 car Garage
- ❖ Keypad Entry at Front Door
- ❖ Accent Wall at Front Entry Easily Removable if desired
- ❖ Mature Landscaping with Fresh Mulch in flower beds
- ❖ French Drain
- ❖ Washer & Dryer – Late 2021 (transferable extended warranty – If Conveyed with home – Negotiable)
- ❖ Home Conveys w/ Hurricane Coverings for Windows (Clips & Plywood cut to fit)
- ❖ Low HOA – only \$92.00 annually, includes water for irrigation
- ❖ No Flood Insurance Requirement
- ❖ Top Rated Schools
- ❖ Easy Commuting & Close to Entertainment, Dining & Shopping
- ❖ Herons Nest Nature Park: Nature Trails, Fishing Lake & Picnic Pavillion – a few steps up the street
- ❖ Summerfield Park: Playground, Tennis & Basketball Courts, Baseball & Soccer Fields, Jogging Paths & Large Pavillion