

1588 Vizcaya Ln Naples, FL ~ Features & Upgrades

GENERAL INFORMATION:

Think you know what Lennar's Monte Carlo floor plan looks like?!? Think again! This one-of-a-kind home has been completely reimagined & remodeled! Same overall sq footage but much better use of space! Much bigger Master Closet with built in shelving, an expanded, reimagined Loft & a brand new Expanded Gourmet Kitchen!

2019 Built / 2024 Renovated Smart Home includes Lutron Caseda Smart Light Controls (dusk-to-dawn, operate remotely with app, integrate with Siri and Alexa) includes programmable remotes, Ecobee Smart Thermostats for both levels, Smart Dehumidifier in the climate-controlled attic, Dedicated Custom Home Theater, Bosma system includes Video Doorbell, Smart Lock for remote operation via app, and Security Cameras

INTERIOR FEATURES/UPGRADES:

New Expanded Open-Design Gourmet Kitchen with all brand new stainless-steel appliances, extended island countertop for 6+ bar stools, farm-style sink with disposal and air switch, in counter dish soap & hand soap dispensers, pantry cabinet and an additional pantry closet, outside vented stainless-steel hood, commercial style faucet with sprayer and integrated drinking water faucet, Reverse Osmosis Water Treatment System that treats the drinking water faucet, the pot-filler faucet, & the refrigerator, brand new cabinets with self/soft close doors & drawers, layout designed for better flow to dining room.

Dedicated Theater includes two multi-tiered rows of comfortable, theatre seating with power recliners and cup holders, Beverage Refrigerator, 135" 8K fixed screen, Apple TV 4K, 4K DVR Cable Box, Denon 8K, 9.2 ch Audio Receiver, 4K BluRay, 4K ceiling-mounted Projector, Dolby Atmos 9.2 ch in-wall/ceiling speakers & two subwoofers with custom, dark theater finishes including a black-out shade and two pocket doors for an immersive true theatre experience in the comfort of your own home.

Reimagined Master Bath with curbless, frameless double walk-in shower with two Nibea by Moen height-adjustable, water-saving shower systems, one Nibea includes a hand-held sprayer, Schluder decoupling membrane underlayment below oversized "Calacatta Marble" Porcelain Tile, oversized tub with roman-style filler faucet, brand new countertop, upgraded faucets, and backlit, color-changing, remote-controlled custom mirror

Huge 3-Car Tandem Garage with a brand new, gorgeous epoxy floor with cabinets, an extra refrigerator, two Tesla Wall Connectors for charging ANY electric vehicles, upgraded, much brighter LED lighting on motion switch, laser parking systems for two spaces, MyQ Smart, internet connected Garage Door Opener, NEW Energy Efficient Hybrid Water Heater (uses 1/4 of electricity of standard water heater while providing a half ton of cooling & dehumidification in the garage), Reflectix insulation and radiant barrier added to garage door,

Energy-Efficient "Hot Roof" Closed Cell Foam Insulation applied to the bottom side of the roof sheathing. Benefits include: no soffit vents, no roof vents, the entire attic becomes a conditioned space for all duct work and equipment located in the attic. This also reduces the air loss of the home making it more energy efficient.

Two Laundry Areas ~ Laundry room on main floor and additional new laundry area in Master Suite upstairs that includes an Energy Efficient LG Combination Washer/Dryer

Upgraded Flooring ~ Brand New Real Wood flooring replaced outdated carpeting in ALL bedrooms, extended upstairs loft & theater. Brand New oversized Porcelain Tile in Master Bath. All Tile Floors recently cleaned & grout sealed.

Fresh Paint on the entire interior of the home, including the garage, using high-end professional-grade Behr 2024 Color Palette paint over the original builder's grade paint

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EXTERIOR FEATURES/UPGRADES:

Whole Home Enphase Solar System includes 40 kWh whole home Battery Backup Storage, seventy-nine (79) 360 watt panels (28.44kW). Produces approximately 40,000 kWh (40 mWh) per year. Energy monitoring and control via the Enphase app. Automatic storm notice control. For current homeowners use, climate temperatures, and driving habits, the system powered the entire home, charged two 100% electric cars, and in 2023 sold back 11,000 kWh power back to FPL. After Hurricane Ian, powered the entire home and vehicle charging for 4 days until FPL's power was back on without a generator. Added bonus, the homeowners ran an extension cord to the neighbor to power their refrigerator and freezer so they didn't lose any food. \$150K+ VALUE & 2 YEARS OF TIME TO GET APPROVED AND INSTALLED ~ INCLUDED & FULLY OPERATIONAL!). Every load in this energy efficient home goes through the solar and battery system!

Prewired for Starlink Satellite Internet and Roof Mount ~ After Hurricane Ian, with no FPL power, there was no Comcast internet. Because the home had full power with the solar system and battery backups, Starlink was able to be powered to provide full internet. This allowed close neighbors to use the homeowner's internet to notify family that they were safe. Priceless!

Oversized 40ft Lanai includes salt-water pool & hot tub, 2 hole putting green, outdoor table with 6 chairs and an umbrella. Covered Lanai includes a mount for a TV, island-style ceiling fan, and a drop down privacy screen. Overlooks the Rookery Bay Preserve for total lanai privacy. No neighbors behind EVER! Tall privacy Calusas on each side. This is the perfect oasis for outdoor, private entertaining, fun, and sun.

SALT-WATER pool & hot tub with custom, insulated solar covers (free heat & reduced need for salt & chemicals), upgraded pool & hot tub lights to Pentair remote-controlled, color-changing Smart LEDs, lanai LED string lights creates an amazing atmosphere. NEW Energy Efficient Variable Speed Pool Pump with Smart app control through new control panel

TAEXX® built-in pest control system is the original Tubes in the Wall® system, to create a virtual barrier that keeps pests on the outside of your home, and your family securely nestled within. TAEXX is a system of polyethylene tubes that runs throughout designated walls inside the home, coming together in an exterior service point so they can receive pest control treatment from outside.

Flood insurance not required by lender or FEMA.

Extended Paver Driveway (an 3ft added to the North) was recently cleaned & sealed. Entire paver driveway was taken up and reset to be level as builder set driveway had pavers sink after time. Curb appeal includes solar operated landscape lights and LED lights on Lutron Caseda Smart Switches