

Home Upgrades & Features:

- ❖ Tiled Roof – 2004- Wind-mitigation Report Available
- ❖ New HVAC – March 2025
- ❖ Paver Driveway & Front Entry w/ Extended Patio
- ❖ Honeywell Wi-Fi Controlled Thermostat
- ❖ California Closets Custom Built-ins in all Closets
- ❖ Beautiful Tile Floor Throughout entire Home - 2020
- ❖ Updated Lights, Fans & fixtures throughout Home
- ❖ 2 Car Garage w/ Epoxy Floor
- ❖ New Hurricane Rated Garage Entry Door
- ❖ No Popcorn Ceilings
- ❖ Kitchen Remodeled 2021
 - Quartz Counters
 - Floor To Ceiling Solid White Wood Cabinetry
 - Soft Close Cabinetry with pull out shelves & bucket drawers
 - Updated Harward
 - Glass Backsplash
 - Stainless Steel Appliances
 - Deep Double Basin SS Sink
 - Flush LED Lights
 - Breakfast Bar
 - Views of the Pool via a Passthrough window

❖ Pool/Spa Features:

- Resurfaced w/ Pebble Tech – 2021
- Pool Intelli-touch system – Allows you to control Pool, Spa & Heater from phone app.
- Heated Pool & Spa
- Bronze Pool Cage w/ New Screens, Bolts/Screws
- Pool Patio Freshly Painted – 2025
- Pool Patio was retextured - 2020
- Upgraded Super Gutter
- Intellibright Colored LED in pool light – Wi-Fi Controlled – 2024
- Large Outdoor Living Space Encage & Under Roof

❖ Owners Suite

- Large Suite
- Direct Access to Pool Via Sliders
- Large Walk-in & Secondary Closet w/ California Closet Custom Built-ins
- Views of the woods
- Ensuite Bathroom
- Dual Sink Wood Vanity w/ Quartz Counter
- Shower w/ Seamless Glass, Waterfall Tile, Built-in Bench & Dual Showerheads
- Linen Closet

❖ Inside Laundry w/ Food Pantry/Utility Coset (California Closets Custom Built-ins)

❖ Water Heater – July 2020

❖ Landscape Lighting

❖ Rainbird Irrigation System

- ❖ Open Floor Plan with oversized rooms
- ❖ Split Floor Plan – Owners Suite & 2nd Bedroom
- ❖ 3rd Bedroom/Optional Office/Flex Space Walled off from Primary Bathroom
- ❖ Secondary Bedrooms Feature California Closet Custom Built-ins
- ❖ Oversized Sliders in Living & Dining Room for great views of the Pool & Woods
- ❖ Direct Pool Access from Owners Suite, Living/Dining Room & Kitchen
- ❖ Large Bay Window at Dinette for Great outdoor Views
- ❖ Coat Closet with California Closet Custom Built-ins
- ❖ Hard Wired Smoke Alarms
- ❖ Garage Fridge Conveys with home
- ❖ Exterior Cameras will Convey with Home
- ❖ Lot High & Dry w/ No Flooding
- ❖ Owners Current Flood Policy is only \$695.00
- ❖ Gated Community
- ❖ Maintenance Free Including - Mowing, Trimming bushes & shrubs, & yard spraying
- ❖ Association fees include Cable, Internet, Trash, Exterior Painting
- ❖ Easy to Commute
- ❖ Close to dining, shopping, entertainment, Lakewood Ranch, UTC, & 175