

# 15776 Melpot Circle, Port Charlotte, Florida 33981

## Amenities /Upgrades

### Inside

- 1) No steps anywhere
- 2) 8 Foot doors throughout
- 3) 12 to 14 foot ceilings throughout
- 4) Tray ceilings in Living and Master
- 5) Fireplace (electric)
- 6) Beautiful Accent Wall
- 7) Durable Laminate Wood flooring
- 8) Built in double desk in Office
- 9) Central Vacuum
- 10) Shutters in secondary rooms
- 11) Expansive zero corner sliders
- 12) Extra ceiling fans
- 13) Honeywell wired for security
- 14) All impact windows and doors
- 15) Southern Window vertical blinds

### Outside

- 1) Southern Exposure
- 2) Quick trip to Lagoon/Gulf (section 93)
- 3) Boat Lift
- 4) Trex/concrete dock
- 5) Yard Irrigation from canal
- 6) Electric and Water at Dock
- 7) Fenced Yard
- 8) Pavers around entire house
- 9) Roof 2023
- 10) Hurricane Shutters
- 11) Saltwater/Heated Pool
- 12) Outdoor Shower
- 13) Outdoor sink/refrigerator
- 14) Mature Landscape
- 15) Picture Window Lanai Screening
- 16) No-See-UMS Screen
- 17) Extra Outdoor Fan
- 18) 3 Car Garage
- 19) Epoxy Garage Floor
- 20) 2 Car Garage Screen Door
- 21) Built in Garage Cabinets
- 22) Pool Cover
- 23) Sea Wall
- 24) Over sized lanai
- 25) Screened front entrance