

# *Home Features & Updates*

❖ Kitchen Updated

- Solid Wood Cabinets
- Granite Counters
- Large Island w/ Breakfast Bar
- Tile Backsplash
- French Door Refrigerator – 2023
- Dish Washer – 2023
- Range - 2023
- Black Stainless-Steel Appliances
- Beautiful Pendant Lighting over the island
- Recessed lights
- disposal

❖ Large Owners Suite w/:

- Updated Fan
- Massive Walk-in Closet
- Custom Built-in Shelving in Closet

❖ En-suite Primary Bathroom w/:

- Oversized Dual Wood Vanity w/ extra Storage
- Updated Tile Shower
- Updated Hardware and Fixtures
- Updated Vanity Lights & Mirrors
- Updated Faucets & Fixtures
- Private Water Closet

❖ New Luxury Vinyl Flooring Main Floor – 2026

❖ New Carpet -Stairs & 2<sup>nd</sup> Floor - 2025

❖ All New Interior Paint on Walls and trim - 2026

❖ Both Secondary Bedrooms have updated fans

❖ Bedroom 2 has a Walk-in Closet

- ❖ ½ bath Features New Lights, Mirror, Faucet & fixtures
- ❖ 2<sup>nd</sup> Bathroom Features Oversized single Wood Vanity w/ updated lights, mirror & faucets
- ❖ Large Laundry Room on 2<sup>nd</sup> Floor with all bedrooms
- ❖ Washer & Dryer 6 months new
- ❖ Storage Closet in Laundry Room
- ❖ Large Under Stair Storage Room
- ❖ Updated Lighting throughout home
- ❖ Updated Fans Throughout Home
- ❖ Updated Fixtures throughout home
- ❖ Split Floorplan for great privacy
- ❖ 2 Car Garage with added Overhead Storage
- ❖ Screened-in Brick Paver Back Lanai w/ Updated Fan/Light
- ❖ Wooded View - No Backdoor Neighbor
- ❖ Yard Irrigation is reclaimed
- ❖ Mature Landscaping with Fresh mulch
- ❖ Keypad Entry at Front Door
- ❖ Low HOA
- ❖ Beautiful Community Amenities:
  - Large, heated pool with walk-in edge
  - Large Pool Paver Deck with Table Seating & Lounger
  - Large Covered Area for relaxing around pool
  - Fitness Center
  - Community Kitchen
  - Playground and Park
  - Walking Paths
- ❖ Top Rated Schools in Lakewood Ranch
- ❖ Great for Commuting
- ❖ Minutes to LECOM
- ❖ Close to some of the best Shopping, Dining & Entertainment in the area