

Home Upgrades & Features:

16313 Hidden Oak Loop, Lakewood Ranch FL 34211

- ❖ Built November 2023 w/ Lots of structural & Cosmetic Upgrades
- ❖ Builder Upgraded Hurricane Impact Windows, Doors & Sliders
- ❖ 1st Floor Guest/In-law suite w/ Ensuite Bathroom & Walk-in Closet
- ❖ Smart Home Features:
 - All Blinds & Fans
 - Garage Door
 - Coach Lights (set on ambient, but can be changed to various color & holiday themes)
 - Permanent Soffit Lighting 1st and 2nd floor (set on ambient, but can be changed to various color & holiday themes)
 - Smart Light Switches at entry (control front porch lights remotely) (no subscription needed)
 - Exterior Cameras (also control front porch lights remotely)
 - Central WiFi Hub & Access Point Pre-wired
 - Fridge
 - Washer/Dryer
 - Both HVAC Units
- ❖ Kitchen Features:
 - Quartz Counter
 - Solid Wood, Soft-close, Dovetail Cabinetry & Drawers (40-inch Upper Cabinets)
 - All Lowers are drawers or have pullout shelves
 - Built-in Dual Garbage Cabinet
 - Built-in Lazy Susan Corner Cabinet
 - Large Contrast Black Kitchen Island w/ breakfast bar
 - Samsung Smart Refrigerator, all other appliances are Whirlpool SS
 - Blanco Silgranit Single-bowl Sink
 - Walk-in Closet Food Pantry
 - Upgraded Hardware
 - Disposal
 - Stunning Nature Views

❖ Owners Suite

- Large Suite w/ Private Wooded views Set away from other bedrooms
- Large 12x7 Walk-in Closet
- Smart Fan
- Ensuite Bathroom Features:
 - Oversized Soft-close, Dovetail, Wood Cabinetry
 - Quartz Counters
 - Upgraded Vanity and Flush mount Lights
 - Upgraded Vanity Mirrors
 - Seamless Glass Shower w/ Dual Shower Heads
 - Soaking Bathtub
 - Private Water Closet

❖ Extended 3 Car Garage Features:

- Smart Garage Door Tandem side measures 42 ½ long by 11 wide
- Standard Portion measures 24 ½ long by 20 wide
- Insulated Garage Door
- Epoxy Floor
- Builder Installed Electric Vehicle / Golf Cart charging plug
- Full Gladiator Garage Storage System
- Bike Steady Wall-mount Racks
- Retractable impact Screen & Projector (Golf Simulator Ready)

❖ Widened Paver Driveway for Extra Parking

❖ Large Upstairs Laundry Room Features:

- LG thin Q Smart Washer & Dryer
- Shelving
- Utility Sink
- Large Storage Closet
- ½ bathroom w/ Updated Lights, Mirror & Exhaust Fan
- Large Pantry/Storage Closet

- ❖ Generously Sized Secondary Bedrooms Feature:
 - Smart Blinds
 - Smart Fans
 - All but 1 have Walk-in Closets
 - 2 of the 4 have Ensuite Bathrooms
- ❖ All 3 Full Secondary Bathrooms Feature:
 - Updated Oversized Solid Wood Vanity
 - Quartz Counters
 - Tub/Shower with Tiled Walls
 - Upgraded lights, Mirrors & Hardware
 - Exhaust Fans
- ❖ Giant Bonus Room Upstairs (playroom, media room, remote work/learning, or a second family room)
- ❖ Upgraded Elevation Includes a extended Covered Front Porch w/ Beautiful Sunrise Views
- ❖ Beautiful Upgraded Glass Entry Door
- ❖ Stunning Carrara Marble Porcelain Tile on Main Floor & Primary Bathroom
- ❖ Upgraded Flush Mount Lights throughout the home
- ❖ Dining Room Features a beautiful Crate & Barrel Chandelier
- ❖ ½ Bathroom Downstairs Convenient for Guests
- ❖ Large Under Stair Storage
- ❖ Great Drop Zone inside Garage Entry
- ❖ Large Screened Porch w/ Stunning Sunset & Wooded Views
- ❖ Extended Family Room w/ Upgraded Oversized Triple Pocket Sliders
- ❖ 1st Floor features 9 ft ceilings. & Upgraded 8 ft. Doors
- ❖ 2nd Floor features 8 ft. ceilings & Upgraded 7 ft. Doors
- ❖ Upgraded Trim throughout the home
- ❖ Large Open Concept Home
- ❖ Great Natural Light throughout the home
- ❖ Private Preserve Views – No Backdoor Neighbors
- ❖ Plenty of Space for a Future Pool if desired