

# *13110 Coral Ridge Court*

## *Feature & Update List*

- *Travertine Tile Flooring in Entry Way, Kitchen, Breakfast Room, Sitting Room and Master Bath.*
- *New hardwood flooring installed in 2016 in Great Room, Office and Master Bedroom.*
- *Large Laundry room with built in cabinets and sink.*
- *Breakfast room with Glass enclosure for great views of the 3<sup>rd</sup> hole.*
- *Kitchen has granite counter tops with tile backsplash, updated cabinets, under counter lighting and three pantries for extra storage. New Dishwasher installed in 2016.*
- *Large office with custom built in cabinetry, new wood flooring and granite counter top with access to down stairs bathroom.*
- *Down stairs bathroom has custom shower tile work with new faucet, glass doors, lighting and Kohler comfort height toilet.*
- *The great room has beautiful River Rock faced fireplace, which gives access to the great room and master bedroom. New wood flooring with in ground electrical plug. Floor to ceiling windows for one of the best views on Champions Golf Course. 2 story ceiling with wood beams.*
- *Very Large Master Bedroom with seating area and custom built in cabinetry, new wood flooring, 2 story ceiling with wood beams and a wall of windows that overlook the golf course.*
- *Master bath has new Travertine flooring, Updated Custom tile shower with 3 shower heads (shower head, hand shower head and rain shower head) with frameless glass door. Dual Sinks with Granite counter tops and large Jacuzzi tub with matching granite deck. Kohler Comfort Height Toilet. Two separate walk-in closets with custom designed Elfa shelving and built in drawers and shelves. Matching Travertine flooring. New lighting.*
- *Upstairs jack and jill bathrooms have been updated with custom tile shower, glass door, faucets and granite counter tops.*
- *Elfa custom designed closets for the 2 walk-in closets upstairs.*

- *New window treatment for three bedrooms upstairs*
- *Very large game room that could be used as a fourth bedroom or media room.*
- *Custom Metal roof installed in December 2014 by Rodriguez Roofing.*
- *Custom Skylights installed by Rodriguez Roofing in 2014 and a complete build out of the entry way.*
- *Decorator Paint throughout.*
- *New sprinkler system with rain sensor.*
- *New French drains front and rear.*
- *New Adt custom alarm system.*
- *New back doors (1 entry to garage and 1 entry to storage room)*
- *Water heater replaced.*
- *Electrical has been updated, including outdoor outlets. Outdoor outlets include convenient outlets for lighting close to roofline.*
- *Updated landscaping.*
- *Invisible fence along entire perimeter of yard for pets.*
- *AC duct work and condenser replaced.*
- *New Carpet throughout upstairs, March 2019.*
- *Tesla car charger in garage.*