

- 1) Home sits on 2 waterfront lots of approx 1.25 acres (Property ID's 120820 & 120819)
- 2) It has 400 feet of new steel bulkhead
- 3) All rain gutters feed into underground pipes going to pop-up dispensers down by bulkhead to prevent erosion
- 4) Garage floor is a full flake epoxy surface will never scratch or crack
- 5) Attractive stained concrete porches and driveway
- 6) State-of-the-art Home Automation system includes 3 surround sounds (Owner suite, great room and back porch]
- 7) Home Automation system can be controlled by a phone app
- 8) Alarm system is owned with a 2 year contract at \$70/month which includes cameras and equipment if transferred by new owner
- 9) Fireproof safe included in owner's closet 26"w x 55"h
- 10) All cabinets and drawers are self closing
- 11) 14' ceilings in great room and 12' with rope lighting throughout
- 12) All commercial grade Kitchen Aid appliances are included
- 13) All interior floors are a high end water and scratch proof laminate
- 14) Propane operates 2 fireplaces, outdoor grill, the pool, and cooktop
- 15) 4 electric water heaters
- 16) 2 zoned HVAC units
- 17) Special custom made front door
- 18) All back porch doors are double paned storm doors
- 19) All back doors have a 3 point lock
- 20) Pool is customized with multi-colored lighting
- 21) Pool has a shallow beach area going down to 5.5' deep
- 22) Kitchen has a commercial grade 6 burner gas stove plus griddle
- 23) All utilities and propane are underground