

FEATURES LIST FOR

52 Waterberry Way

BONUS AMENITIES

- 3,746 square foot house (3351 + 395 bonus/bedroom room)
- Beautiful 1/3 + acre lot on 7th Fairway Millar Golf Course with cart path on opposite side (16,465 square feet)
- Four bedrooms, three full and one half baths
- Upstairs bonus room/bedroom/craft room including full bath and separate heating/AC
- All interior walls insulated for sound
- House wired for 17,500 watt generator for emergency power
- Three oversized garages with oversized nine feet wide x eight feet tall garage doors
- Oversized laundry/craft room (16.5' x 11'10")
- Covered outside porch with commercial sized sink and sideboard and tall faucet sprayer
- Three stained glass leaded "Bird Windows" in master bathroom
- Office off master bedroom
- 12 station sprinkler system for large "All Natural Habitat" yard
- Small rod iron fenced dog run with dog door from garage
- Four new Trane SEER 18 AC units and furnaces for zoned AC/heat
- 12 month average electricity bill \$160.00 per month
- Two water heaters
- Oversized walk-in floor to ceiling shelved pantry
- Double drawer dish washer
- Double Ovens with microwave above
- Ice maker
- Wine cooler in large 50" x 50" second island with cutting board top
- Granite beveled tops in kitchen
- Surround sound in living area with speakers in most rooms including garage
- Security and fire system
- Three and a half inch wood plantation blinds on all windows
- AC/Heated 11' x 28.5' porch on golf course with screened/glassed windows that open
- 1,100 square feet (24' x 46.5') open air - combination kitchen, dining and living area
- Six feet wide phantom screen door on entrance
- Deluxe regulation size pool table and accessories
- Small wrought iron fenced in area

The Flory Team
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