

# 3047 Poe Dr

## Feature Sheet

### ***Exterior***

- ❖ Waterfront
- ❖ Prime location in huge no-wake cove
- ❖ Boat slip with lift
- ❖ Recent boat cover
- ❖ Sprinkler System
- ❖ Room for a Swimming Pool

### ***Interior***

- ❖ One Master Bedroom downstairs, handicap accessible
- ❖ Second Master Bedroom suite with access to wrap around porch
- ❖ Wrap around porched upstairs and downstairs
- ❖ Game Room
- ❖ Whole house generator
- ❖ Two utility room areas
- ❖ Double ovens, bun warmer and recent ice maker in Kitchen
- ❖ Five burner cooktop and large granite island in Kitchen
- ❖ Elevator closet/shaft
- ❖ Water softener
- ❖ 16 Seer A/C

### ***Recent Upgrades***

- ❖ On-Demand hot water heater
- ❖ Real wood flooring and carpet
- ❖ Ceiling Treatments in two bathrooms
- ❖ Crown molding
- ❖ Chandeliers in the hallway and living room
- ❖ Wood shutters throughout
- ❖ Interior paint throughout
- ❖ Bathroom mirrors
- ❖ All light fixtures
- ❖ Wine cooler in Butler's pantry