

Features & Updates

FEATURES:

- 47 drilled builder piers under foundation
- Custom designed by architect Mark Todd. Built by Jim Morris
- Pull out drawers in all areas of kitchen
- Whole house spider mister system
- Carve-stone decking (front drive, walkway, back surround)
- Game-room with glass crystal fireplace
- Wet bar with sink & fridge
- Heated & cooled workshop with access to the garage and backyard
- Large infinity pool & spa
- 111 ft of deep-water frontage
- Pool bath off backyard
- 12 ft ceilings down and 2 story foyer
- Remote shades & patio screen
- Large walk-in attic
- Teck shield and North/South exposure for energy efficiency
- Motorized pully system to lower the foyer chandelier with the touch of a button to clean & change bulbs with ease
- Study with coffered ceilings & pocket doors
- Plantation shutters, woven shades & custom draperies throughout home
- Every bedroom has its own bath & walk in closet
- Extra deep garage with 2 car carport
- Emergency generator
- Spacious laundry room with laundry chute

UPDATES SINCE WE PURCHASED:

- Remodeled kitchen
 - New Quartzite countertops, hardware lighting, double oven, Thermador gas range, vent hood, microwave, dishwasher, backsplash, sink, faucet & disposal (2018)
 - New ice maker (2019)
- New wood flooring & carpet throughout entire house (2018)
- Remodeled family room, built-ins, shiplap & fireplace (2018)
- Remodeled master bath w/ new flooring, bathtub, shower, toilet, shiplap wall & lighting (2018)
- Remodeled all downstairs bathrooms (2018)

- New lighting fixtures throughout home (2018)
- Entire interior repainted (2018)
- Remodeled upstairs game room & built-ins (2018)
- Nest Smart Home capable allowing remote monitoring of generator, pool, select lighting, garage, door lock & irrigation (2019)
- All new toilets throughout (2018)
- Repainted all cabinets in study (2018)
- Removed old dated built-in in dining room & updated light (2018)
- Installed entire home water filtration & water softener system (2019)
- Reworked spider spray system (2018)
- Added 2,000 SqFt of custom boat dock and fixed boat cover, boat lift and 2 individual jet ski lifts 2018 (around ~\$100,000 +/-)
- Updated outdoor grill, speakers, and screen (2018)
- New woven shades, custom drapes, and shutters throughout home (2018)
- New epoxy garage floor and indoor/outdoor carpet (2018)
- New AC/Furnace main (2018), New Furnace in Master Bedroom (2018)
- New landscaping around entire home & landscape lighting in backyard (2019)
- New iAquaLink pool controller (2019)
- Replaced tile in pool & spa (2019)

UPDATES BEFORE WE PURCHASED:

- Two H2O Heaters (2016)
- Redid (2) bathrooms upstairs (2010)
- New window (frosted) @ master bath (2013)
- New A/C unit @ master bedroom (2013)
- Repainted all of home exterior (2013)
- Installed new pool lighting (2013)
- New pool heater (2014)
- New pool main circulating pump (2014)
- New A/C compressor & coil for upstairs (2015)

EXCLUSIONS: Murphy bed in extra room, Wine fridge, TVs, security cameras