

## **FEATURES FOR 23310 OAK HOLLOW LANE**

- ❖ PRIVATE 1.7 ACRES: HOME IS LOCATED IN BACK SECTION OF HOLLY CREEK ESTATES
- ❖ SELLER SAYS HIGH & DRY WITH NO FLOODING!
- ❖ VAULT MAILBOX: HOLDS 30 DAYS OF MAIL
- ❖ EXTERIOR IS BRICK WITH DECORATIVE CEDAR SHUTTERS, COVERED FRONT ENTRY, NEW FRONT DOOR & AUTOMATIC HURRICANE SHUTTERS
- ❖ GARAGE APARTMENT OR MAN CAVE: FULL BATH WITH SHOWER, A 3-TON UNIT PROVIDES HEAT & A/C; CEILING FAN, TWO DORMER WINDOWS, TWO SKY LIGHTS, PROGRAMMABLE THERMOSTAT, BENCH STORAGE SEATING, WOOD FLOORING, PATIO DOOR, MOUNTED TV, HOT WATER HEATER FOR SHOWER & WOOD DECKING
- ❖ LOW-E DOUBLE PANE WINDOWS FOR ENERGY EFFICIENCY
- ❖ ROLAC AUTOMATIC HURRICANE SHUTTERS – REMOTE CONTROLLED
- ❖ SECURITY SYSTEM HAS SENSORS ON ALL WINDOWS & DOORS
- ❖ BEAUTIFUL VERSAILLES PATTERN TILE FLOORING, PLANTATION SHUTTERS & CUSTOM CROWN MOLDING THROUGHOUT
- ❖ TWO WOOD BURNING FIREPLACES – 1 IN FAMILY ROOM AND 1 IN MASTER
- ❖ LED RECESSED LIGHTING THROUGHOUT & ALL SWITCHES/OUTLETS REPLACED
- ❖ FULLY PROGRAMMABLE DIGITAL THERMOSTATS
- ❖ CHEF'S ISLAND KITCHEN WITH CUSTOM CABINETS, PULL-OUT TRAYS INSIDE LOWER CABINETS, GRANITE COUNTERS, EXTRA DEEP SINGLE STAINLESS SINK, UPGRADED FAUCET & REVERSE OSMOSIS WATER FILTER
- ❖ NEW DOUBLE OVENS WITH CONVECTION & NEW DISHWASHER
- ❖ JENN AIR COOKTOP: 2 EXTRA BURNERS WITH INTERCHANGEABLE INDOOR GRILLE

- ❖ **BUILT-IN WINE COOLER & LARGE WALK-IN PANTRY**
- ❖ **SPACIOUS UTILITY ROOM WITH SINK, BROOM CLOSET & BUILT-IN STORAGE CABINETS WITH ADJUSTABLE SHELVES**
- ❖ **PRIVATE WATER WELL – ALL WATER TO THE HOUSE IS FILTERED (Sediment Filter Systems on Both Intakes) WITH 3 HP WELL PUMP (at Front Corner of House)**
- ❖ **GENERAC 48 KW GENERATOR RUNS THE ENTIRE HOME (Powered by Propane)**
- ❖ **TWO 500-GALLON PROPANE TANKS**
- ❖ **ZONED HVAC HAS 2 GEOTHERMAL UNITS FOR HEAT & A/C (Runs Off Well Water)**
- ❖ **TWO HOT WATER HEATERS FOR THE HOUSE & A THIRD FOR THE GARAGE APT**
- ❖ **4.5 BATHROOMS – REMODELED WITH TILE FLOORING, GRANITE COUNTERS, NEW TOILETS & SINKS, TUBS & SHOWERS**
- ❖ **WALK-IN CLOSETS & TONS OF STORAGE THROUGHOUT**
- ❖ **DOUBLE DOOR ENTRY TO SPACIOUS MASTER SUITE WITH CROWN MOLDING, CORNER W-B FIREPLACE, WOOD FLOORING, CEILING FAN & RECESSED LIGHTING**
- ❖ **MASTER BATH HAS SKY LIGHT, WALK-IN SHOWER WITH BENCH SEAT, HEAT LAMP, LARGE SOAKING TUB WITH “BUBBLER”, ABUNDANT CABINET & COUNTER SPACE PLUS TWO WALK-IN CLOSETS WITH SHELVING & SHOE RACKS!**
- ❖ **PAVERSTONE COURTYARD WITH HOT TUB, FOUNTAIN & PRIVACY ALL AROUND!**
- ❖ **HOT TUB IS ON A DEDICATED 220 CIRCUIT**
- ❖ **LARGE 2-STORY “MEGA-SHED” WITH A/C, SUBPANEL & 30-AMP RV HOOKUP PLUS LAWN EQUIPMENT SHED**
- ❖ **SEPARATE DRIVEWAY FOR RV & BOAT PARKING BEHIND THE SHEDS**
- ❖ **ALL GUTTERS HAVE LEAF COVERS**