

Amenities and home upgrades at 15614 Lake Iris Dr.

Oversize Master bedroom-added 4'X21.6' (86.4 additional square ft.) with recessed dimmable lights, 2 ceiling fans and cove lighting

Oversized shower in MB (6' 6"X5'4") with 4 shower heads and sitting bench, separate tub and additional linen cabinet

3 tiered hanging space in Master Closet with up to 73' of hanging space, 6 bin shelves for sweaters, hats and 11- 4' shoe shelves with room for a 12th shelf

Wet Bar off Great Room w/granite top and icemaker \$4500 upgrade

Under and over cabinet lighting in kitchen with all lower drawers (top drawers have removable built in wood dividers to maximize storage and under Island pull out shelves in cabinets

Second downstairs bedroom has ceiling fan/light and walk in shower

Office has recessed lighting, and ceiling fan with light

Oversize Pantry with fluorescent lighting and 7 shelves including a 15" deep top shelf for large items/appliances \$1500 upgrade

Extra recessed lighting in Great Room, Kitchen, upstairs bedrooms, TV room and gameroom/gym with dimmers in Great Room, Kitchen and breakfast area

Butlers Pantry 5'3" with granite counter top over storage draws and cabinets, upper cabinets and under cabinet lighting \$1500 upgrade

Wine storage area

Extra cabinets with granite counter in Laundry Room w/Freezer space \$2000 upgrade

Upstairs TV room

2 oversize upstairs storage closets

Ceiling fans in all upstairs bedrooms/TV room/Gameroom

Great room, master BR, TV room and Game room wired for sound, speakers in Master BR, Great Room and Outdoor Kitchen also wireless operation done by Multimedia Concepts equipment stays \$12500

upgrade

Extra large walk in shower in upstairs bedroom upgraded from tub/shower \$2500

Built in pest control system

Extended covered back Patio *added 74 sq ft, with beadboard ceiling with outdoor Kitchen including tiled floor, gas log fireplace, Speaker system SS cabinet doors and drawers, SS gas grill, sink, refrigerator recessed lighting and ceiling fan, 15' X 2.5' aluminum awning added on south side of outdoor kitchen for added privacy and protection from wind and rain \$25000 upgrade

Gunite Pool and Spa with sandstone coping and tile matching outdoor kitchen floor and equipped with multi colored lighting , 3 water features including 2 vertical fountains, spa spillway into pool and 3 waterfalls in pool wall Pool and spa are heated and Filter pump motor replaced in 2018 \$62,000 upgrade

Pool surrounded by Cooldeck with sun patio

Pelican whole house water filter/salt free softening system \$2500 upgrade

Epoxyed garage floor and large storage closet

Whole House Generator (constant power supply) \$12,000 upgrade

2 story front porch with beadboard ceiling and chandelier

Exterior soffit plugs for holiday decorations

4 exterior security cameras w/wireless access installed by Multimedia Concepts

In ground irrigation

Outdoor A/C fans motors replaced 2018

Family Room 18'6" X 17' Breakfast Room 12'6" X 11' Kitchen 14'6" X 18'10"

Study 12'7" X 13'5" Dining Room 15'6" X 11'9" Laundry Room 10'6" X 8'4"

Wine Room 8'9" X 5'6" Master BR 21' X 19' BR 2 12'8" X 13'6" BR 3 16'4" X 13'

BR 4 13'4" X 14'7" TV Room 15'11" X 16'11" Gameroom/Gym 16'8" X 21'6"

4 1/2 baths

