

# Home Features

- ❖ 2<sup>nd</sup> home and taken care of very well
- ❖ ON the water and ON the golf course
- ❖ GORGEOUS views from the family room, breakfast room, dining room and master bedroom
- ❖ Exterior home painted in 2019
- ❖ Re-Sealed/Caulk all outside windows
- ❖ New tile outside front entry
- ❖ New mosaic entry way
- ❖ Central Vacuum
- ❖ Programmable Thermostats
- ❖ Warming Drawer in Kitchen
- ❖ Patio plumbed for gas grill
- ❖ 2017 New Bulkhead
- ❖ Gunite retaining walls around home
- ❖ In-Home Security System
- ❖ Extra large attic (17x14) floored with easy walk-in access
- ❖ Bonus room upstairs 19x17 with full bath and walk-in closet
- ❖ Master has His & Her closets, garden whirlpool tub, walk-in tile shower
- ❖ Master bedroom has GREAT views and vaulted ceiling
- ❖ Internet cable throughout entire home with built-in WIFI extender
- ❖ 3 A/C's – 1 for upstairs room, 2 for downstairs
- ❖ Custom cabinets throughout w/lighted entertainment center, lighted china cabinet
- ❖ 2 water heaters
- ❖ Tech Shield
- ❖ Guest bath with granite counters and vessel sink
- ❖ Laundry has granite counters and lots of storage with ironing station
- ❖ Garage is extra deep and extra large with golf cart area, tool bench and closet for storage
- ❖ Social Membership included, up to a Full Country Club available, ask for details
- ❖ Bio-mist system for outside siders and mosquitos
- ❖ Wood encased arched doorways
- ❖ Carpeted bedrooms and family, tile entry, dining, kitchen, laundry and wood in study
- ❖ Coffered ceilings in dining room with lighting and faux painting
- ❖ Recessed ceiling in breakfast room
- ❖ Vaulted ceiling with canned lights in family room