

1132 April Waters Drive N.  
Features and Updates

*Located on the 18<sup>th</sup> tee box on the golf course  
Never flooded*

*West side of home has double paned windows  
214sqft screened in porch*

*3/4 bedrooms downstairs (1 bedroom is converted to study/office)*

*Double sided gas log/wood burning fireplace*

*Two "lockable" storage cabinets*

*2<sup>nd</sup> and 3<sup>rd</sup> AC units are less than 10 years old*

*17'x10' area for golf cart parking and workshop*

*2 car garage with 16' overhead door and peg board shelving for hanging  
items*

*Wired for generator*

*604sqft "decked" flooring in the attic for additional storage*

*Roof replaced in 2014-40 year Elk Prestige I Neatherwood shingles*

*Storm guard applied on valleys around chimney and dormers*

*Wire mesh installed around all ceiling vents*

*Exterior natural gas outlet for outdoor grill*

*Two french drains in backyard*

*24 hour gated subdivision*

*24 hour security provided to neighborhood*