

# Features & Updates

## Exterior:

- Custom home designed by Guy M. Land - Architect, located on approximately 1.25 acres
- 2"X6" exterior framing construction
- 5/8" sheet rock, Extra Insulation, Hardi-plank exterior trim
- Pine tongue-and-groove ceilings for porches, courtyard & gazebos
- Steel reinforced columns for the courtyards, rear porches & interior
- Screened rear porches with ceiling fans (upstairs & downstairs)
- Outdoor kitchen with gas cooktop & fireplace (logs included)
- 2 gazebos with ceiling fans (front & rear of the property)
- 38K gallon pool, gas heated spa and wading pool
- Sidewalks to pool & dock include stair free route
- Outdoor fire pit by canal
- Reinforced bulkhead anchored on canal front
- Dock decking constructed with plastic wood composite material
- Dock painted light color to help with heat reduction
- Extra large dock with multiple boat slips, one boat life & two personal watercraft lifts
- Dock has two staircases to water
- Pump & tank for irrigation system located on dock
- Retaining wall engineered by R-Mac Engineering with extensive drainage system
- In ground sprinkler system with three tanks and drip irrigation
- Two outdoor faucets linked to irrigation system (allowed for non-potable water usage)
- 1K gallon courtyard fountain with filtered water
- Balcony overlooking the courtyard
- Extra large one car garage with sink
- Extra large three car garage with storage
- Extra parking pads adjacent to each garage
- Floored attic spaces with full staircase about both garages
- Remote keypad entries for garage doors with screw drive openers
- Custom building supplies in three car garage attic stays with residence
- Mailbox has locking chamber with enough room for small packages
- Water softener for entire house
- Gated community with neighborhood park
- Fenced property with locking gates
- Deadbolts on all exterior doors
- Walled exterior garbage enclosure
- Monitored alarm system with glass breaker detectors
- Monitored smoke detectors (2 units) & Linked smoke detectors (7 units)
- Alarm system keypads (6 units)
- Doorbells located outside front courtyard gate & beside front door
- Intercom system linked to doorbells & Security camera with interior monitors (6 units)
- Pre-wired speakers in family room, upstairs game-room & rear porches
- Pre-wired co-axial & CAT 5 outlets
- No MUD taxes

## Interior:

- Four bedrooms with master on first floor
- Two-sided fireplace between kitchen & family room (natural gas hookup/ logs)
- Front entry chandelier & staircase pendant light / motorized lifts (key operated)
- Solid custom ash doors
- Oak hardwood floors (not laminate)
- Slate tiles & accents throughout
- Rope & under cabinet lighting
- Wood blinds & screens on all windows
- Double paned, Low E windows with aluminum frames
- Dimmer switches
- Lever door handles
- Upgraded electrical systems with 4-plus outlets throughout
- Outlets located in soffits for outdoor lighting (switch operated)
- Dedicated outlet (separated breaker) for treadmill in exercise room
- Air conditioner (4 units) & HEPA air filtration system) (4 units)
- Natural gas furnace (4 units)
- Programmable thermostats (4 units)
- Natural gas hot water heaters (3 tanks - 40 gallons each)
- Master bedroom with two walk-in closets
- Master tub with air-jet spa system
- Built-in custom dining room hutch & butler's pantry
- Ash wood custom cabinetry & moldings
- Breakfast room, office nook & cabana bath all off the kitchen
- Kitchen with 2 microwaves & 2 30" ovens, multiple sinks, 2 garbage disposals, double drawer dishwasher & side-by-side fridge/freezer with ice maker
- Natural gas cooktops in kitchen & outdoor kitchen
- Natural gas hook-ups available for wall-oven in kitchen (existing ovens are Bosch Electrics)
- Built-in wine rack & cooler
- Family room with pub
- Single drawer dishwasher in downstairs pub
- Formal dining room
- Upstairs game-room with pub
- Icemaker/ fridge (drawer style) in upstairs game-room pub
- Walk-in pantry
- Storage room on main floor
- Utility room with large double sinks, room for both fridge & freezer w/ icemaker hook-ups
- Gas hook-up for dryer
- Office with computer nook
- Large safe for guns & valuables (combination dial & key entry)
- Exercise room
- Mud room off three car garage