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Special Features & Additional Information – 211 Oak Rd

Property Features: Structural/Mechanical

- Custom home completed 2006 (Built for Builders personal home)
- New roof July 2018 (10-year transferable warranty, 130 MPH rated shingles)
- Generac 2015 (22 KvA) Powers entire home, Gas and Electric Dryer connections
- Tankless hot water heater (2018)
- HVAC systems (Lenox 3 ton, 2.5 ton)
- All can lights upgraded to LED
- Solar panel attic fans, temperature and humidity controlled

Property Features: Interior

- 2 “Master” Bedrooms with on-suite bathrooms & walk-in closets
- Dual showerheads in master walk-in shower
- Large open concept great room with huge island, vented gas log fireplace with remote control
- Gourmet kitchen with custom cabinetry, huge island, microwave drawer and beverage fridge
- Double crown molding throughout entire house
- All carpet (4 bedrooms) 2016
- Flex space below with stained concrete flooring, concrete counter top and built-in kennel

Property Features: Exterior

- Spacious covered front porch deck with fans and lighting, rear patio is also covered with fans and lighting
- Outdoor kitchen complete with bar, sink and grill/vent hood
- Outdoor shower, Raised 4-person Hot tub
- Oversize 2-car garage (30 ft wide) with extended length for boat parking, golf cart parking.
- Lush landscape front to back with internet-controlled sprinkler system
- Stamped concrete driveway

Insurance: Flood: \$659 Homeowners & Windstorm: \$4,782

***This information has been provided by the seller as a courtesy only. Insurance cost will vary due to multiple factors. All Buyers should obtain a home inspection, insurance quotes, and verify all information independently. ***