

# *12402 Lake Shore Drive ~ Amenity List*

## *Provided by Seller*

### *Distinctive Exterior Features*

- Approximately 80' of bulkhead
- Huge backyard perfect for lawn games or just enjoying the fabulous views
- 38' Boat Dock (2 yrs. old) with cover & lift in addition to two PWC electric swivel jet ski lifts
- 17' x 34' custom salt water pool with heater
- Custom landscaping & sprinkler system
- Private COVERED porches and balcony with ceiling fans
- Custom patterned concrete drive, walkways and patios
- 14 Up/Down Lights to create fabulous evening ambience for BOTH the front & back of the home
- Lifestile Roof
- Brick and stucco construction with rough cedar trim and soffits for ease of maintenance
- Attached oversized garage has three individual bays w/storage & built-in cabinetry including two workbenches

### *Distinctive Interior Features*

- Hunter Douglas Faux Wood Blinds, Shutters and Roman Shades
- Eight sets of French Doors
- Gas log fireplace
- Two 16 Seer A/C systems
- Designer custom lighting fixtures throughout the Home
- Flooring includes: natural color wood flooring, 17" porcelain tile, and designer carpeting
- Central vacuum system
- 9' and 10' vaulted ceilings
- Two bedrooms (downstairs & upstairs) - shiplap siding has been added to ceilings
- Downstairs bath walls are covered in bead board and fixtures updated to antique bronze
- 17 ceiling fans (Indoor-Outdoor) Kitchen, master bedroom & bath are Minka Aire Brand
- 2 Wet Bars (1 downstairs & 1 upstairs)
- Updated kitchen includes Thermador appliances, brick & stone accents, granite countertops, cedar beam ceiling, natural color wood flooring, custom island with solid pecan parquetry countertops and second sink
- Built in shelving with shiplap walls and ceiling in updated master bedroom
- Master bath with walk-in shower & separate whirlpool tub, Aqua Brass fixtures and basins
- Master cedar closet w/custom built-in cabinetry