

## 3807 Abalone Features

### GREAT ROOM/LIVING ROOM

Beautiful view  
Open with high ceilings and large windows  
8' Double Doors  
Two 52" Hunter ceiling fans with light kits  
42" Gas Fireplace with gas logs  
High Efficiency gas central heat  
Zoned High efficiency Air Conditioning  
2" Thick pine wood flooring, stained with two coats of poly  
Energy Efficient Gas Water Heater  
Full insulation throughout walls, sub-floors and ceiling  
Roof and walls surpass State and Federal windstorm requirements  
Full Metal Roof  
Doorbells at Front and Back Entrances  
Recessed Lighting  
Built in Entertainment Center, shelves and cabinets  
Security Cameras-2 Front, 2 Back, remote monitored, hard wired  
2019 Sconce lighting

### KITCHEN

Gorgeous Thomasville maple custom fit cabinetry  
Crown Molding on upper cabinets  
Walk in pantry  
Under Cabinet Lighting  
Granite Countertops  
Stool High Counters  
Viking Stainless built in oven, microwave and 4 burner gas cook top  
2020 Frigidaire Stainless refrigerator  
2018 Whirlpool double drawer dishwasher  
2017 Ice maker and wine cooler  
Double stainless sinks with 2019 garbage disposal  
Frontgate Light and matching sconces 2018  
Heavy Duty LG washer and dryer 2020

### PRIMARY BATH

Double 8' Door Entry  
Spacious bath with 2 vanities/sinks, granite  
Jacuzzi brand jetted tub  
Tile floor and walls  
Large walk in shower  
Premiere Fixtures  
Oval mirrors with hidden medicine cabinets

### PRIMARY BEDROOM

Spacious bedroom with high ceilings  
Two Hunter ceiling fans with four lights each  
Plenty of windows  
Insulated glass doors opening onto deck, view of beach from deck  
Solid pine floors  
New Drapes with extra panels

### BATHROOM ON SECOND FLOOR

Premiere Fixtures  
Oval mirror with hidden medicine cabinet  
Triple lights above stainless sink  
Walk in Shower  
Vanity nook with granite  
Tile floor  
Private to Second Floor bedroom  
Walk in Closet

### BEDROOMS ON SECOND FLOOR

Solid pine floors  
8' Glass doors opening to deck

### BATHROOM ON MAIN FLOOR

Double entry from either bedroom  
Premiere Fixtures  
Oval mirror with hidden medicine cabinet  
Triple lights above stainless sink  
Tile floor

### BEDROOMS ON MAIN FLOOR (2 BEDROOMS)

8' Glass doors opening to deck  
Built in closets with section of drawers  
Solid pine floors

### OTHER FEATURES AND INFORMATION

Both levels of home have doorbells  
Keyless entry  
Wrap around decks  
Access to decks from all bedrooms and den  
Garage with remote opener  
Covered porches/balconies  
Sheetrock has rounded corners

## OTHER FEATURES AND INFORMATION CONTINUED

Fenced lot  
Outdoor shower  
Downstairs covered enclosed patio area for entertaining  
Smoke Detectors  
Both AC units new in 2016  
New Metal roof 2016  
New Water Heater 2020  
2018 Two new picnic tables and chairs  
2020 New Charcoal Grill  
Handrails on Stairs  
Large walk in closet on second floor with pull down stairs to attic  
Zone AC and Heat  
Automatic Sprinkler System  
Hardi plank cement fiber exterior  
Two coats of top grade paint-interior and exterior  
All exterior lumber is treated  
Walk in storage close on lower level  
Extra closet in carport area  
Exterior lights on all levels, garage and patio area  
Lights in stair wells  
Palm trees and shrubs

## ALL FURNISHINGS CONVEY, ALL ARE QUALITY FURNISHINGS

Many items are from Front Gate; linens, paintings, lanterns, sconces, towels, blankets, rugs, etc.

## GARAGE

All personal items including beach wagons, Tommy Bahama Beach chairs, Beach Towels, beach toys, etc.

## EXCLUSIONS

Ship on mantel, navy/white blue pub table with 2 chairs on front porch and two small Porta Forma porch tables on back porch, Equine print in Master bedroom