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Special Features & Additional Information – 103 Port Street

Property Features: Structural/Mechanical

- Custom home built by John Wycoff in 1998 (House plans available upon request)
- Never flooded
- Gate controlled access
- New high impact windows throughout and 2 storm doors (Pella) installed (2017)
- 2 water heaters (2017)
- Driveway recently resurfaced
- Roof 2009
- 2 HVAC units (2009) ductwork, additional insulation added and furnace replaced (2019)

Property Features: Interior

- Open concept functional floor plan
- 2 “Master” Bedrooms with ensuite bathrooms & walk-in closets (one up, one down)
- Kitchen renovation (2015) Adding all new GE Monogram appliances, Subzero fridge, gas rage, beverage fridge and separate ice maker
- Custom climate-controlled wine cellar
- No carpet! Hardwoods and tile throughout
- Fresh paint through (2020)
- Airconditioned flex room with commercial sauna
- Electronic, blackout shades in the Master

Property Features: Exterior

- Heated pool overlooking the bay
- 50ft canal frontage for protected boat docking
- Spacious covered deck with fans and lighting
- Oversize garage with additional 180+ storage room and crawlspace storage

Insurance: Flood: \$659 Windstorm: \$3,200 Homeowners: \$571 (all annual policies)

*****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. *****