

# Home Updates & Features – 11327 Lazarro Lane

## Updates

- Back Yard Multi-Zone Automated Sprinkler System & Landscaping \$26,000.00
- Front Yard Landscaping \$16,000.00
- Summer Kitchen \$12,150.00
- Backyard Airfoil Bluetooth Fan w/ Wall Control \$ 1,200.00
- Katchakid Net – Swimming Pool \$ 2,500.00
- Garage \$20,887.00
  - Slatwall Hanging System with Accessories, Epoxy Flooring, Workshop
  - Cabinets, Drawers & Electric Garage Door 18 ft Torsion Conversion & Tube
  - With High Cycle Torsion Springs
- Plantation Shutters \$ 7,000.00
- Primary Closet Safe by Redhead \$ 1,200.00
- Water Conditioning System – Watt E-treatment System (Garage) \$ 3,100.00
- Replaced Downstairs A/C Coils \$ 4,000.00

## Features

- Private Gated Community
- Custom Crown Molding Throughout
- Oversized Custom Mahogany Front Door
- Bead Board Ceiling on Front Porch w/ Slate Flooring
- Recessed Ceiling in Entry Way & Dining Room w/ Accent Lighting
- French Drains
- Home Defense System
  - Pre-plumbed for Professional Pest Control System
- Integrated Home Technology System
  - Upgraded CAT-5 Locations in Each Room at 12" & 72", Coax Cables 4 Outlets
  - Wired & Labeled (upstairs bedroom closet) CAT-5 & Coaxial Cable for Internet & Cable
- Walk In Decked Attic with Raised Vents for Easy Access and Ample Storage - Ability to Build Out
- 2 – 16 seer Amana High-energy Efficient A/C Units w/ Gas Heating System & 6" clear Honeywell Air Filters
- 2 - 50 Gallon Bradford White Water heaters
- Jeld Wen Vinyl Double Pane Windows w/ Low e2 Glass
- Sprinkler System – Front Yard and Upgraded Back Yard
- Oversized 3 Car Garage w/ Insulated Garage Doors
- In Ceiling Speakers
  - Dining, Office, Primary Bedroom, Playroom and Patio Area

## Home Updates & Features – 11327 Lazarro Lane

- Home Office / Study
  - 5" Hand Scraped Wood Floors
  - Large Window with Plantation Shutters
  - Built Ins
  - In Ceiling Speakers
- Home Theater
  - Sony VPL Hw55es40es Projector with 3D Capability, HD 115" Screen
  - Stadium Seating Layout w/ Accent Floor Lighting
  - Built in Cabinets for Media Storage
  - Upgraded Mohawk Carpeting
- Gourmet Kitchen
  - Harbinger Cabinets, Oversized Island w/ Granite Countertops & Storage
  - Kitchen Aid Architecture® Series II Appliances
  - Gas, 36" Cook Top w/ 5 Burners
  - Wine Refrigerator
  - Reverse Osmosis Water Filtration System at Kitchen Sink
  - Double Ovens
  - Built in Microwave & Dishwasher
  - Custom Designed Vent Hood, 350 CFM, Vented to Outside
- Living Room
  - Gas Log Fireplace w/ Remote Switch
  - Built Ins
  - 5" Hand Scraped Wood Floors
  - Surround Sound
- Primary Retreat
  - 5" Hand Scraped Wood Floors
  - Large Window w/ Plantation Shutters
  - Harbinger Custom Cabinets
  - Chandelier Lighting
  - His & Her Built Ins
  - Kohler Sinks, Toilet and Soaking Tub
  - Separate Shower w/ Seat
  - Granite Counter Vanity
  - Walk In Closet with Laundry Shoot Door and His & Her Built Ins
  - Cement Bolted RedHead Safe
  - Quick Lock Safety Feature on Door
  - In Ceiling Speakers

## Home Updates & Features – 11327 Lazarro Lane

- Bedroom 1<sup>st</sup> Floor
  - 5" Hand Scraped Wood Floors
  - En-Suite Bathroom w/ Wheelchair Accessible Shower (no tub)
  - Walk-in Closet
- Outdoor Custom Pool
  - \$75k Platinum Pool
  - Lifetime Transferable Warranty for the Inground Components
  - Stamped Concrete
  - Remote Controlled/Automatic Timer for Water Features, Lights, Heater, and Self Cleaning
  - Quartz Interior Pool Finish
  - Water Features & 2 Gas Firepits
  - Heated Spa & Pool
- Back Yard
  - Large Outdoor Patio w/ In Ceiling Speakers and Airfoil Oversized Bluetooth Fan w/ Wall Controller
  - Sprinkler System
  - Citrus Trees
  - Bead Board Covered Patio
- Summer Kitchen
  - Gas Grill
  - Stainless Steel Refrigerator
  - Stainless Steel Trash
  - Granite Countertop
  - Stainless Steel Drawers for Storage
- Upstairs
  - Game Room w/ Built Ins and In Ceiling Speakers
  - Upgraded Mohawk Carpeting
- 2 Bedrooms Up
  - Upgraded Mohawk Carpeting
  - 1st Bedroom En-Suite Bathroom
    - Walk in Closet w/ Built Ins
  - 2<sup>nd</sup> Bedroom
    - Jack and Jill Bathroom
    - Custom Wood Plank Walls
    - 2 Custom Lamps

## Home Updates & Features – 11327 Lazarro Lane

- Neighborhood Features
  - Tranquil, Scenic Lakes w/ Fountains, Walking and Jogging Trails
  - Catch & Release Fishing Ponds
  - Playgrounds
  - State of the Art Work Out Facility
  - Volleyball & Tennis Courts
  - Soccer Fields
  - Dog Park
  - Junior Olympic Pool
  - Splash Pad
  - Weekly & Monthly Resident Events
  - Minutes from Westpark Tollway, Shopping & Dining