

# 50 Pondera Point Dr

## Updates & Special Features

### Characteristics:

- ❖ Builder & year: Darling Homes in 2014
- ❖ Square Footage: 4,546 sqft
- ❖ Bedrooms: 5
- ❖ Full baths: 5
- ❖ Half baths: 1
- ❖ # car garage: 3 car attached, oversized

### Notable Features:

- ❖ Main level has solid wood floors
- ❖ Natural, floor to ceiling, stone fireplace with cedar mantle
- ❖ Cedar beams in family room
- ❖ Family room has audio 5.1 + outdoor speakers and remote volume control
- ❖ Kitchen – GE Monogram appliances, travertine backsplash and Kohler cast iron kitchen sink
- ❖ Solid core interior doors
- ❖ Additional garage storage space with fridge / ice maker line
- ❖ Alarm system
- ❖ Media room has 7.1 plus components: 120” screen, projector and speakers and AV receiver
- ❖ Game room + built-in double desk
- ❖ Upgraded carpet quality on upper level
- ❖ Custom St. Croix 20,000 gallon pool and spa: in-floor cleaning system, UV light sterilization, Ozone injection, multi-speed high efficiency pump, remote control, travertine coping and decking
- ❖ Large covered patio: seating and dining area, travertine flooring
- ❖ Full custom landscaping and lights, 12-zone sprinkler system
- ❖ Pre-installed natural gas, water outlet
- ❖ Leaf guards installed on all gutters
- ❖ Holiday lighting