

## **275 Rue Du Lac Features & Upgrades**

### **Built 2007**

Code inspections performed throughout build process (foundation, framing, electrical, plumbing, etc. with inspection reports available)

### **Interior Features**

Alarm System

8' Doors and 12' ceilings throughout main area

Interior doorknobs all replaced in 2019

Interior Ceiling, Walls and Baseboards painted in 2019

Primary Bath Remodeled in 2020 with new tile, soaking tub and glass shower enclosure

Custom Cabinetry and Crown molding

Granite countertops

Low-e double pane windows

Stone surround island and fireplace

High Grade, low-nap Berber carpet

Under Cabinet Lighting

Super sized laundry with extra refrigerator space

2 climate controlled walk-in attic space for storage with one perfect for an additional bathroom.

### **Foundation and Walls**

Engineered Slab with bell bottom piers and beams (foundation drawings and inspection reports are available)

Termite blockers in all of the plumbing penetrations. Also first floor was treated with BoraCure for termites before insulation installation.

Spray Foam Insulation which greatly increases the energy efficiency of the indoor climate and creates climate controlled attic space.

### **Exterior Features**

Flagstone walkway and firepit added in 2020

Wrought Iron Fencing Installed 2020

Garage Door and Walls Insulated

Cement Board Siding, Cement Board Shaker Shingles Added To Front of Home

Exterior Painted 2019

Mosquito Misting System which controls spiders, mosquitos, dirt dobbers, and wasps.

Misting Fans Installed with 1000 psi pump that services this system.

Lawn Sprinkler system connected to lake pump

Porch Extended and Trex Decking Installed in 2019

### **Air Conditioning System and Plumbing**

Upgraded 2019 to Smart, 3-zone system with remote capabilities

5 ton unit

PEX lines with central manifold

Aerobic septic under maintenance plan

### **RHEEM Water Heater**

55 Gallon wifi enabled smart water heater installed in 2020

### **Boat Dock**

Boat slip holds 26' boat with wireless remote lift

Double Jet Ski Lift with wireless remote

16'x16' and 16'x11' deck area

11'x11' Storage room

### **Community**

There is a community property for storing boat trailers.

Community well that is maintained by the HOA. (no water bill)