

## **Improvements on 521 Point Clear**

### **General:**

Foundation completely repaired with 60 piers guaranteed for life (transferable warranty)  
All windows upgraded – double pane and hinged for easy cleaning  
All interior doors, front door, and back French doors upgraded  
No carpet  
LOTS OF STORAGE  
NEVER FLOODED  
Quarterly pest control maintained for years  
Bi-annual HVAC maintenance for years  
5500-watt generator conveys  
New breaker box 2017  
2" faux wood slat blinds  
Plywood cut to fit windows and roof vent covers for hurricane prep  
High efficiency water heater  
Keyless entry on back door

### **Kitchen:**

Completely remodeled in 2014  
Granite counters  
New cabinets and drawers (soft-close), and roll outs in bottom cabinets  
Swing out spice cabinet  
New electric stove and dishwasher  
Appliance pantry with roll-outs  
Wine Cooler conveys  
Walk in pantry with organizer system  
Recessed LED lighting

### **Bonus Room:**

Small back room plumbed for bathroom  
Energy efficient Window Unit that can be run on generator in case of power outage  
Recessed LED lighting

### **Master Suite:**

Remodeled to make large shower and bonus linen closet  
Farmhouse sinks  
Recessed LED lighting in shower and closet  
Container Store Elfa organizing system in master closet with jewelry trays, pull out shoe racks, tie rack, drawers, pull out pants racks

### **Guest Bath:**

Updated vanities and Bathfitter tub and shower

### **Outside:**

Almost half-acre lot  
Backs up to green space  
GREAT NEIGHBORS and quiet street  
Mature oaks  
Sycamore, Meyer lemon, fig trees  
Bull rock around foundation - front and sides  
New driveway and front walk 2017