

# 22905 Chiquita St.

## HOME FEATURES

### •Tiki bar with recent updates

- o storm shuttered service window
- o custom palapa
- o under bar LED colored lighting
- o custom tiled bar with imported tiles from Mexico
- o custom bar stools
- o refrigerators x 2 (in bar area)
- o ice machine
- o stained ship lap exterior and interior
- o granite counter tops
- o epoxy flooring
- o custom sound system
- o 50" LED TV
- o Colored LED festoon lighting for tiki bar area


### • Boat slip with recent updates

- o cradle type boat lift with remote control to lift and lower boat with ease
- o 6000 lb boat lift motor
- o overhead LED fishing lights x 2
- o underwater green fishing lights x 3
- o additional floating 2-Jet Ski dock with crank lift
- o decking painted/stained annually

### • Under home entertaining area

- o recently replaced and additional lighting
- o dual ceiling fans
- o recently updated lighting
- o seating area with outdoor furniture
- o hammock
- o shower with hot and cold water
- o new landscaping with lighting
- o kayak racks for 4 kayaks
- o Boat / trailer/ golf cart parking





- **Canal and bay view decks**

- o custom outdoor furniture
- o Tall deck chairs- polywood furniture with 25 year warranty front and back of house
- o Table and chairs – table is custom made on front deck and chairs are polywood with 25 year warranty
- o Lounge chairs
- o impact resistant windows doors on canal side
- o hurricane shutters located on remaining windows and doors
- o deck is painted / stained annually

- **Interior**

- o completely re-painted in 2016
- o custom cabinetry with soft-close drawers in kitchen and bathrooms
- o custom tile in kitchen
- o wine refrigerator
- o laminate and travertine flooring tile throughout
- o each bedroom has private ensuite bathroom
- o wood burning fireplace with custom tile surround
- o guest bathroom with tub
- o 2 guest bedrooms have private and separate living area with TV
- o TV's located in 5 rooms
- o upgraded lighting and sound system in kitchen and living room
- o Nest programmable thermostat
- o all bathrooms feature granite counters
- o complete AC and heating unit installed 2018
- o both water heaters replaced 2017

- **Exterior**

- o completely re-painted in 2016
- o roof replaced in 2016 with windstorm certificate
- o triple parking pad with room for approximately 6 vehicles under home
- o recently added sprinkler system with Wi-Fi controller
- o deep water canal
- o quick access to bay
- o exquisite bay views

- **Available options**

- o 2007 VERY WELL MAINTAINED 21' center console bay boat by Shoalwater with custom wrap with exceptionally low hours ( includes aluminum Coastline Trailer)
- o 2- jet skis 2012 YAMAHA FX wave runners with extremely low hours
- o 4- Heritage kayaks
- o 2011 Gas powered Club car golf cart, custom wrap, stereo and rod holders