

## 311 Lake Front Dr Upgrades & Home Info

Gated community

No back neighbors

Brick wall fence

Cobblestone Storage area behind garage

5 bedrooms, 3.5 baths, 2 car detached garage, plus formal dining and formal living

2 bedrooms downstairs. Or 4 bedrooms total plus a study (study has a closet & is downstairs)

Leaded glass front door

Tons of storage in this home, lots of closet space

All tile and Berber carpet

Formal dining has Crystal chandelier from Germany with 170 crystals

Tinted double paned windows

2-way fireplace

All fans, fixtures, faucets, hardware, mirrors new & upgraded

Kitchen has Brazilian granite

Stainless appliances

Double ovens from 2018

Stainless vent hood from 2018

Upgraded glass & tile back splash

5 burner gas stove top

Stainless Trash compactor- 2018

Stainless dishwasher- 2018

25 Sq. Ft. large pantry

Water softener system

Gas and electric dryer (seller taking washer and dryer)

Swarovski crystal chandelier in breakfast room

3 stainless large window hangings in breakfast room stay (\$3000 value)

Sprinkler system front and back

6 security cameras stay

Lush professional backyard with water fountains & stone walking paths

Banana trees

6-person electric Hot tub- 2008, cover 2015.

Gutter guards

Roof dec 2019

Extended cobblestone driveway

Master has jacuzzi tub

2 sinks

Oversized shower

Huge master bedroom with sitting area bay window

Main components of ac unit replaced

Hot water heater-2013

Remote blinds in entry way and top windows in living room

One upstairs bedroom is ensuite bed/bath

Other 2 bedrooms upstairs have jack and jill with private vanity in each room

Radiant barrier added in attic

Shelving in garage

Raised recessed tray ceilings

No flooding

Low taxes

Close to restaurants, schools, shopping

Exclusion items:

light fixture in Downstairs Hallway by half bath, light fixture over stairs, pantry spice rack, lady water fountain in back yard, iron art pieces in back yard near garage side, 2 surround sound speakers in living room, all tv brackets, curtains and rods.

Seller willing to sell (or negotiable with offer):

Kitchen stainless Samsung fridge from 2010, \$1000

Deep Freezer in laundry room, \$150

Love seat in game room upstairs, \$160