

## 6 Cantwell Way – Quick Facts

- Meticulously maintained 5,563 sq. ft custom home in Carlton Woods built by Bill Leigh Custom Homes
- .4634 Acre lot, one of the only ½ acre lots in Provence.
- 5 bedrooms & 6 bathrooms
- His and hers offices
- Indoor climate controlled storage/bonus room
- Large walk-in attic storage from rear of theatre
- Built-in wine cooler
- Theatre with large 110” projection screen with surround sound
- Back porch has a gas fireplace, granite countertops with a kitchen style food preparation area that includes an island with seating, a sink, refrigerator, and two TV’s.
- The back yard has a lagoon style pool and an over-sized hot tub with deck-jets.
- An indoor and outdoor sound system is controlled with iPad system controllers.
- A 3 car attached garage is large enough to house full-size SUV’s or pickups.
- Full size custom garage work bench with above and below storage cabinets.
- New Roof – March 2018 – Davinci Roofscapes – Slate Shake Roof Tile System. This product carries a lifetime manufacturer’s warranty.
  - o Upgraded to Ice & Water for a roof underlayment barrier for superior protection
  - o Replaced all roof stacks
- New Gutters – March 2018
  - o All gutters have pro-guard gutter guards so they never need to be cleaned.
- New Ice Maker – 2019.
- New downstairs AC Condensing Unit & Evaporator Coil – 11/2017.
- New downstairs Master Bedroom AC Condensing Unit & Evaporator Coil – 4/2018.
- New upstairs AC Condensing Unit & Evaporator Coil – 3/2020.
- New waters heaters (2#) – 2/27/2017.
- Meticulously maintained AC systems. Coils washed clean every 6 months. Systems serviced every 6 months.
- Interior completely repainted February 2021.
- Exterior re-painted April 2018 with high quality Sherwin Williams Elastomeric paint.
  - o Back porch wood ceiling was re-sealed with stain.
- Front wood door was stripped down to bare wood, re-stained, and sealed. New weather stripping was installed on the door.
- Exterior windows and all exterior penetrations were moisture & weather sealed in 2/2019 with a Vulcam polyurethane moisture & weather sealant. This superior product was originally installed on this home when it was built and was updated after exterior painting was complete.
- Whole-home surge protection unit.
- Kitchen, laundry room, and study have new under counter and above counter (kitchen) LED lights.

- Integrated home theatre and entertainment system with a large 110" screen and surround sound.
- Exterior security cameras with remote access.
- Added glass break detectors to all first floor windows.
- Pool and outdoor porch sound system.
- Inside speaker and sound system.
- Inside surround sound system in living room.
- Newer outdoor installed natural gas grill – 2017.
- New pool pump motors for cleaner and waterfalls (2#) – 4/2018.
- Garage flooring has a sealed color flake system.
- Insulated attic tents over both attic pull down stairways for superior insulation.
- Garage door has a commercial grade spring on the two door garage.
- Builder treated slab for termites at construction. Preventive treatment was updated and reapplied in 2014.
- Approx. \$100,000++ of exterior landscaping upgrades, including adding a front yard pond, palm trees, professional landscape lighting system, and plenty of trees for yard and pool privacy.