

## Noteworthy Features List:

### General, Master Bedroom, Master Bathroom

- Soaring cathedral ceilings in foyer
- 20' Ceilings in Great Room with custom lighting for movie nights
- Open floorplan with great flow, perfect for entertaining
- Renovated stone backsplash for gas fireplace
- Kupay Hardwood Floors in Formal Living, Dining and Master Bedroom
- Vivint Home Security System with Smart Home Features – remotely control lights and temperature
- 1<sup>st</sup> Floor Master Bedroom
- Rejuvenate in newly renovated (2018) spa-like master bathroom complete with high flow multi nozzle rain shower, whirlpool tub, solid wood custom cabinetry, quartz countertops with dual vessel sinks
- Hollywood master walk-in closet with chandelier and ample space for all your shoes and clothing
- Spacious master bedroom with separate sitting area overlooking pool and putting green
- Solar film on windows to block UV and reduce energy bills

### Kitchen & Butler Pantry

- Kitchen remodeled in 2018 with solid wood custom cabinetry with pullout drawers
- Stainless steel appliances
- Granite countertops
- Bosch Ultra quiet Dishwasher
- Butler Pantry with glass cabinetry and granite countertops

### Upstairs

- Guest bedroom suite with connected bathroom and large walk-in
- 2 Additional bedrooms with shared Jack & Jill full bathroom
- Bedrooms each with spacious walk-in closets
- Acoustically designed Media Room with blackout curtains

### Backyard

- Relax in your backyard oasis with tropical landscaping, lighted pool and spa. Let the series of pool waterfalls set the perfect ambiance as you sit in the newly installed (2020) cedar pergolas. Pergola adjoining house has covered polycarbonate roof which blocks out the elements and UV rays but allows the sunlight to pass. Practice your golf-game and have some family fun on your own 4-hole putting green.

## Other

- Attic has blown-in insulation (R30 equivalent) to keep attic and pipes warm during cold weather