

# Features & Updates

## FEATURES:

- 12 ft ceilings & 8 ft doors (downstairs)
- Wood flooring throughout
- Surround sound in Family Room & Media Room
- Open concept kitchen w/granite counter tops, 6 burner stove, & double ovens
- Double pantry
- Oversized master shower w/3 shower heads
- Convenient laundry room w/sink & storage
- Heated pool w/fountain & tanning shelf
- Summer kitchen w/sink, beverage fridge, granite countertops, & suspended seating
- Deep covered porches
- Deep water access & 7-mile open water view in Bentwater Estate Section
- Boat slip w/lift
- 2 hot water heaters
- 3 A/C zones
- Gas generator
- Walk-in attic
- 3 car garage w/golf cart bay

## UPDATES:

- New matching path incorporating multi-irrigation outlet (2019)
- Repainted & refurbished boat deck & dock including changed out boat lift to accommodate ski boat (2020)
- New Boatlift motor & remote control (2020)
- Refinished pool area w/'Cool Deck' (2019)
- Renewal of glass tinting (2019)
- Refinished balcony floor (2019)
- New smart alarm system (monitored burglar & fire) (2019)
- Refinished outside paths & patio (2018/19)
- House & Garage repainted internally & externally (2020) Built in Shelving (2020) Rebuilt LR Cabinet (2020)
- Pool tiles cleaned of calcium deposits (2018)
- New Roof w/5-star guaranteed warranty (2018)
- New Boatlift cover (2018)
- Replaced gates & fencing (2018)
- 9 windows re-glazed (2018)
- New coil & condenser for main downstairs air conditioning system (2018) Upstairs evaporator Coil (2019)
- New Garage Door Motor (2017)
- New Light Fixtures (2020) New Tile on Fireplaces (2020)
- New Aquasana whole house water filter & Whirlpool softener (2016)
- New Outside Kitchen, grill & suspended seating (2015)
- New marine stair ladder (2015)
- 2 new outside multi-position fans & lights on patio (2015)
- New wooden flooring in all bedrooms, games room & stairs (2020)
- New upgraded air conditioning system for upstairs (2015)
- 2 new water heaters (2015)
- Added new Samsung fridge freezer (2015)
- New double door into upstairs en-suite (2015)
- New fresh water supply to fridge/freezer in Laundry Room (2015)
- New smart thermostats for all 3 aircon zones (2014)
- Bulkhead (2012)