

2 Regency Point

Features & Updates

- ❖ Open Water with Million Dollar Views
- ❖ 3 Bedrooms, 3 full baths and two car garage.
- ❖ New Screened-In Patio on lower level and 2nd floor balcony.
- ❖ High ceilings, updated paint, lovely archways and an open floor plan for entertaining.
- ❖ Large, spacious, open living and dining with tray ceiling, recessed lighting and a wet bar with wine chiller recently installed.
- ❖ Gorgeous crystal pendant chandelier in dining with dimmer. Ocean Pearl glass tile backsplash in kitchen, wet bar and around all bath counters.
- ❖ A fully custom designed walk-in shower awaits you in master bath; new soaking tub awaits your guest in guest bath.
- ❖ Renovation includes stand-alone water wand with faucet controls, glazed ceramic flooring and wrap around glazed grey tile on the walls.
- ❖ Master and secondary bedrooms/office overlooking amazing water view, even better at night, with lights glimmering across the water.
- ❖ Many restaurants on the water may be accessed by boat from this location.
- ❖ There is a flex room upstairs, currently used for an office, which could be converted easily to media or additional bedroom.
- ❖ Rod-iron fenced back yard, with new grass sod, and is fully landscaped with flowers.
- ❖ Garage was repainted with custom shelving installed along with Sherwin Williams newly designed custom, epoxy flooring. Custom cabinets installed with granite countertop on one and travertine countertop on the other.
- ❖ Bulkhead replaced in 2020.
- ❖ New boat lift motor, remote and bunk boards replaced last year.
- ❖ New water softener installed last year.
- ❖ Custom Blinds throughout will remain. New Slate appliances installed last year.
- ❖ Security lights in front and back.
- ❖ Additional electrical outlets added in garage and balcony, including floor plugs for lamps and/or recliners, etc. Nautical, seeded glass lite fixtures in hallway, patio and balcony.
- ❖ Beautiful wet bar renovated, with hammered nickel sink, chrome bar faucet and quartz countertop.
- ❖ High Quality nautical ceiling fans were selected from Tri-Supply (Minka Aire) and replaced all previous ceiling fans, including bathrooms and balcony (12 total fans throughout home).
- ❖ All walls freshly painted, including trim throughout townhome, and garage.
- ❖ Doors replaced throughout as well. New baseboards added and 2 tiered layers of crown moldings added above cabinets in kitchen.
- ❖ All exterior doors are solid core doors with three patio/balcony doors including glass enclosed interior blinds.
- ❖ All new 100% waterproof flooring throughout lower level and master bedroom & bath upstairs.
- ❖ Cabinets professionally refinished and painted, including all hardware (knobs) replaced with nautical crystal and/or brushed nickel hardware.
- ❖ New Cambria **quartz countertops** throughout along with all new upgraded plumbing fixtures and sinks.
- ❖ Patio and balcony also updated with **"Turkish, glazed shell design floor tiles"** and new nautical ceiling fans. Both patio and balcony were fully screened in last year by Lone Star Patio of Spring, so you can enjoy the outdoors with no insect issues year-round.
- ❖ Regency HOA is responsible for roof maintenance, exterior walls of the building including painting and landscaping of common areas (reduces cost of your own homeowner policy).

- ❖ Mediterranean pocket doors were installed in both bathrooms.
- ❖ Fireplace was renovated and re-designed with muted color, small bricks and travertine lined walls. This area is lighted, creating cave like feature. Ready for your water feature or art display.