

Corner lot with new concrete bulk-head, steps and pool retaining wall installed at build in 2016
Views of both Gulf and Bay.
2150 sq ft home. First floor is 21.5 feet above sea level, 7 feet over base flood elevation in AE zone
Two boat lifts (7000 lb and 1500 lbs). 5 minute boat ride to Bay
Exterior Stairs are covered with white vinyl handrails. All handrails contain alum channels for safety
475 sq ft conditioned enclosure at ground level (7 ft above sea level, never flooded)
Ground level enclosure has half bath, quartz countertops with sink, custom cabs
Ground level enclosure has fully finished hardi walls, full painted with separate garage area
Separate portion of ground level storage includes heavy duty work bench and shelving.
1 full overhead garage door with opener, 1ea single door, 2 ea full roll-up doors, 1 ea half roll-up
Full width driveway. Carport is stained concrete.
30 year composition GAF HD roofing in slate color
2 ea dormers at upper level with fully opening casement windows
Large enclosed out door shower
Extensive louvers installed under soffit surround carport area
2 ea Trane air conditioners. Additional mini-split unit at ground level for HVAC/dehumidification
Wi-Fi thermostat main level
105 gallon propane tank for Range. Plumbed for additional service for a grill on both levels.
Whole home electrical surge protection at meter.
Heated Pool with enclosed equipment area. LED pool lighting.
Built-in coffee maker (fully plumbed, just add grounds)
Built-in refrigerator and separate freezer
48" stainless steel gas range with two ovens
Built-in drawer microwave
Built-in glass door mini-wine fridge
Countertops are custom quartz with island custom honed finish granite with 2" drop edge.
40" wide, extra deep stainless steel undermount kitchen sink with new stainless faucet.
Ultra quiet Bosch dishwasher
Large heavy duty disposal with air switch
All LED lighting through out
Whole Home Music (16 speakers) controllable by wi-fi or at 6 locations including pool area
Dedicated media closet area includes network switch and wiring through out home.
Home is pre-wired for cable, satellite, cameras, and security system.
All rooms have TV mounts with recessed electrical and network connection.
Engineered bamboo flooring with custom tiled wet areas, and new carpet in two bedrooms
Plantation blinds in all windows
Impact vinyl windows w tilt-in sash for cleaning
Impact Nuema double entry door
All solid wood custom cabinets and entertainment center.
Spray foam insulation (energy bills available on request)
4 full bathrooms (3 showers, 1 tub/shower)
5 bedrooms plus loft (2 en suite)
Full laundry/pantry with extensive built-in cabinet for storage
Additional pull-out pantry next to fridge
5 year old home with Sherwin-Williams Duration paint.
Hardi-Plank lap siding. All Hardi seams caulked before painting.
Vinyl hand-rail and fencing w/ 3 entry gates
Upstairs loft has raised platform seating with storage underneath and built-in shelving.
Upstairs bedroom has hidden entry thru built-in shelving to access walk-in attic, hot water heater
Upstairs bedroom also has second walk-in attic
Third attic is traditional pulldown above upper floor and houses HVAC mechanicals.
Home across street is rented privately on a limited basis, surrounding homes are currently non-rentals