

- *Gunitite pool with rock waterfall and spa, both heated- chlorine (over \$70,000)
- *Oversized patio for entertaining (cable/TV & gas hook-ups)
- *Hook-up for whole house generator. (Pad, electric & plumbing all done-\$3000)
- *Security system
- *Added upstairs a/c unit less than a year & half ago (\$25,000 add-on)
- *(2) Programmable iComfort & Comfort Sense Thermostats (\$1200)
- *Underground Drip Field for septic (NO SPRINKLERS)
- *(2) 72" outdoor ceiling fans with dimming lights on remote. (\$600)
- *Interior brick
- *Electric hook-up for building/shed in backyard
- *Tinted windows throughout except kitchen/living room area (removable)
- *New light fixtures in kitchen and dining
- *New light fixtures in all bathrooms
- *New bathroom and kitchen faucets
- *Framed bathroom mirrors
- *Enclosed 2nd bathroom shower with glass and installed wide archway entry to toilet/shower area by removing the original small door
- *Replaced enclosure glass shower in master to salon door style (original enclosure in garage).
- *Landscaping with sprinkler system (front yard sprinklers)
- *Tankless hot water heater
- *Electric and natural gas
- *Expanded 3rd driveway (\$4,000)
- *Added HUGE, walk-in storage room upstairs, so attic use is not needed!
- *Blinds throughout
- *Privacy fence
- *Rain Gutters around entire house
- *Fireplace is wood or gas
- *Natural gas valve added to back patio
- *OSB/Plywood cut to each window for hurricane season, if needed.
- *Just had septic pumped out (6/21), so it is empty (\$650)
- *Fresh paint (extra paint left in garage)

4.5 years YOUNG! 4/2.5/3, 2980 sq feet BEFORE huge, upstairs add-on storage room. Office, mud room, pantry, upstairs built-in office in bonus room.

😊 Neighborhood amenities- Community covered pavilion, 3 acre stocked pond, splash pad, playground, fire pits, restrooms. Only \$300/year HOA fees!!