

# 25307 FAWN POINT COURT

## UPDATES AND IMPROVEMENTS

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- The 3/4 cul-de-sac lot is very private, backing to a green belt.
- New roof
- New exterior and interior paint
- New engineered oak plank flooring
- Custom iron front door
- New designer light fixtures throughout home
- Tankless water heater
- Fiber optics/internet
- New Sony 77" OLED 4K TV
- New pool pump, heater and Polaris
- New Thermador kitchen appliances
- Custom 2.5" porcelain counter tops and backsplash (on piece)
- Large farmhouse sink
- Extensive tropical landscaping

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- 12x12 custom built palapa and app. 2000 ft of patio space
- 4" plantation shutters
- Stacked stone entry and primary bedroom walls
- Pennsylvania Amish reclaimed barn wood shelving in den
- Black out roman shades in primary bedroom
- New LED recess lighting throughout
- Professional regulation sand volleyball court
- 3 total fireplaces
- 3 car garage
- New carpet in upstairs bedrooms
- Custom Canterra Home in the golf course community of Augusta Pines/Tour 18

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## UTILITY INFORMATION

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<b>UTILITY</b>	<b>MONTHLY AVERAGE</b>
<b>ELECTRIC</b>	\$300
<b>GAS</b>	\$35
<b>WATER/SEWER</b>	\$100

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## AGE OF MECHANICALS

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### MECHANICALS

### APPROXIMATE AGE

A/C #1

COMPRESSOR 3 YEARS

A/C #2

COMPRESSOR 3 YEARS

A/C #3

COMPRESSOR 3 YEARS

WATER HEATER #1

TANKLESS- 2 YEARS

WATER HEATER #2

WATER HEATER #3

WATER SOFTENER (If Applicable)

FURNACE #1

FURNACE #2

FURNACE #3

OVEN(S)

2 YEARS

COOKTOP

2 YEARS

DISHWASHER

2 YEARS

MICROWAVE

2 YEARS

BUILT-IN REFRIDGERATOR (If Applicable)

2 YEARS

POOL PUMP

1 YEAR

POOL FILTER ASSEMBLY

N/A

POOL HEATER

1 YEAR

POOL PLASTER

10 YEARS

AQUA-LINK