

2110 Bluewater Hwy is a custom home on half an acre lot with private driveway and Gulf and Bay Views

### **UPGRADES and UPDATES:**

#### **Exterior:**

1. The concrete slab under the house is embedded with fiberglass per coastal code. Covering the footprint of the home and provides 6 covered parking spots.
2. There is a raised area within the concrete slab with its own power circuit for future shed or boat storage or can be fitted with an elevator. Directly above, inside the house there is an owner's closet that can be converted to elevator housing.
3. One of the light switches under the house controls the porch lights on main deck.
4. Outdoor shower with hot/cold running water
5. Walkway to beach with pergola (estimated cost is \$40k), 140ft from back deck to Pergola
6. Exterior electrical outlets/wiring extended all the way from house to pergola. Electrical outlets changed out 2022.
7. Outdoor speakers at pergola and deck controlled by inside sound system
8. Whole house water softener/filtration system.
9. Beautiful, extra-wide wraparound decks on three sides with two custom picnic tables that will stay with the house
10. Two-sets of stairs for entry into house by front or back.
11. Upgraded lighting all the way around the house: exterior pineapple lights at front door rest of the lights are all coastal grade.
12. One complete A/C unit (inside and out) replaced May 2021, the other replaced May 2020
13. Re-Roof in 9/2018 with copper flashing
14. Exterior painted 9/2019, interior painted 2021-2022
15. Septic system replaced 2017
16. Electrical service replaced 2021
17. Electrical service from CenterPoint run underground for aesthetic purposes so there are no visible power lines.
18. Two complete sets of exterior hoses, one under the house and one on main deck of house for ease of window cleaning.

#### **Interior House**

19. Italian Crystal chandelier in foyer \$4550
20. Can lighting throughout the house
21. All windows – dual paned DP50 per hurricane code
22. All windows pre-wired for hurricane shutters
23. Waterproof luxury vinyl tile downstairs and up, installed in 2019 through-out the house excluding kitchen, and bathrooms and laundry room which are porcelain tile and stairs which is carpet.
24. Furnishings and TVs will stay with the home

## **Kitchen**

25. Exquisite and installed April 2022, 3 cm high end quartzite countertop and new mermaid tail backsplash.
26. Custom kitchen features tons of storage space with convenience of pull-out drawers in most of the lower cabinets including pull-out pantry. Glass in upper cabinets with built-in lighting and under cabinet lighting as well as led can lighting in ceiling plus extra electrical outlets installed along backsplash.
27. Recently installed refrigerator (Feb 2022), dishwasher (2021), garbage disposal (2021), microwave (2021). Reverse osmosis water filtration system for purified ice cubes and drinking water out of the refrigerator and at the sink (located over refrigerator). Counter Ice maker appliance to stay with house.
28. Kitchen comes with enough dishware, drinkware and platters and high-end cookware, glassware, cutlery and appliances, etc to serve and feed 12 guests and their children twice.

## **Living room**

29. Soaring ceilings with huge wall of windows -for day and night views.
30. Windows feature hurricane resistant glass
31. Wall sconces
32. Bombay coast ceiling fan
33. Large tv that will stay with home

## **Laundry Room:**

34. Tankless Water Heater replaced March 2022
35. Large Maytag Washing Machine replaced 2020 and Dryer replace 2021

## **Bedrooms:**

36. Two primary bedrooms with en-suite baths. Downstairs primary bath has jacuzzi tub with heating element to keep water warm. Downstairs primary custom glass shower door.
37. Primary bedroom downstairs has coffered and crown ceiling with led can lighting and lighted crown molding.
38. Upper primary bedroom has lighted crown ceiling with led can lighting.
39. Three of the four bedrooms have ceiling fans.
40. All bedrooms come fully furnished and with TVs.
41. Pantry under the stairs has been converted to a secret retreat, as a small child's room outfitted with a bed, tv and moon hard-wired light.

## **Baths**

42. Upstairs bathroom showers replaced 2020. Custom glass shower doors.