

## 16512 Barbados Way

Good afternoon Stacey,

Listed below are some of the key improvements and custom features of our home: (All work was completed December 20, 2020)

- Bullet Proof Commercial Glass (1-1/4" thick)
- New Lifetime Architectural Shingle Roof
- 100% Hardi Siding
- NEW Everything (Roof, Hardi Siding, Electric, Plumbing, HVAC, Doors, Windows, Floors, Cabinets, Countertops, Boat lift etc. etc.)
- 1x6 Tongue and Groove Stained Soffit on entire exterior of home
- New LVT flooring throughout
- New 8' Craftsman doors and hardware
- Huge Walk In Showers with Full Height Tile Walls, Rain Shower and 1/2" thick frameless glass enclosures
- Custom Millwork throughout (Double Crown Molding, 8" wood base, Stained wood ceilings, job build cabinets)
- Brand New High end commercial appliances (4' Z-Line gas stove, Cafe French Door Refrigerator, Dishwasher, Under-counter Microwave, etc.)
- Dimmable LED Recessed cans throughout
- Custom Remote Control Fans in Master and on Balcony
- Custom Stairs with 1/2" Glass stair railing on Commercially Welded Galvanized frame system and heavy wood beam treads
- 3'-6" Commercial "Bullet Proof" Entry door on lower level
- Stained wood paneled garage and large storage room with large windows and Hardi ceilings
- Additional Downstairs kitchen and laundry
- Full Downstairs Bath with tile shower and frameless glass enclosure
- Large Bedroom or Office Space downstairs with window and HVAC / Heat
- New Boat Lift with remote control for lift and elevated dock (highest on canal) with 8 (yes 8) underwater lights to view the fish
- Enormous Concrete Patio with Salt Finish
- Outdoor Natural Gas Stone fire pit
- New Heated Swimming Pool with Swim Jet and cascading water feature
- Professionally Landscaped Yard with Sprinkler System and numerous mature palm trees and oleanders for privacy
- New Whole house generator
- Outdoor Shower and storage
- Stainless Steel Cable Railings to provide better view and zero maintenance
- Gutters that drain into storm pipe system
- Custom brick pavers at entry and parking pad
- Custom Cedar and aluminum entry fencing with double sliding gate
- Culvert piping across front of lot to provide a level entry to road vs. drain trough like all other neighboring lots
- 2x6" exterior wall studs with r-19 insulation on new addition vs. 2x4 walls with r-11 on typical homes
- Metal Soffit and gutter system underneath upper patio and above boat dock to protect boat and provide a large dry area underneath
- Home is located on Wide Canal and in the corner portion for expansive water views and a 2 lot clearing offering fantastic expansive views of the State Park wetlands and bay
- 10' Ceilings in new addition, Step Ceilings, Vaulted Ceilings and Barrel Ceilings with 1x6 Tongue & Groove Stained Pine
- All new Pilings on home and exterior pilings wrapped with Cedar
- Large(18' wide) Custom "Portal Window Frame" overlooking canal and bay

- New HVAC
- New tankless gas water heater
- New Custom blinds throughout home (\$12k) with remote control function or can be lifted top down/bottom up for custom adjustments
- "Vegas Style" Master Retreat with custom copper/nickel soaker tub for two that overlooks the state park wetlands, laundry room, walk in closets with quartz tops on custom cabinetry, furniture style vanity, bench seating at huge walk in shower and private balcony, etc.
- 4/2 up and 1/1 down with separate full kitchen/laundry room and a 1 car garage with separate large storage room.
- Open concept living/dining/kitchen that is HGTV worthy. (Quartz counters in kitchen, a custom 2" thick built in white oak dining table, abundance of light and windows, full wall tile backsplash (24' long) with custom glass upper cabinetry, etc.)
- Spectacular views (Master has incredible sunrise when your waking up and the oversized covered back patio with cedar beams and 1x6 T&G Vaulted Soffit makes for an incredible spot to watch the Sunset down the canal. The balcony overlooking the pool offers views of the canal, bay & wetlands)
- Custom Chandeliers throughout the house
- All of the windows are with the exception of the 3 sliding sections. We intend to put a hurricane shutter over the entire back glass section facing the canal (18'), on the 2 small balcony sliders and one on the main entry door fir security.
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- The bulkhead cantilever is an elevated galvanized deck that is filled with 4" concrete and a continuous angle iron perimeter frame. This system sits on 8"x8"x1/2" thick angle iron that has a 5" downward leg that is embedded into 6' deep piling holes (24" diameter) with 3,000psi concrete approx. 10' back from the bulkhead to take the bulk of the weight off of the bulkhead.
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- The dock height was brought up approx. 14" and is now double layered with both layers of deck being completely independent of one another. The only connecting member is a perimeter trim piece of treated 5/4" board which conceals the seam of the two layers. The boat lift is brand new (2 weeks old) and has yet to be used. It comes with a remote control for easy operation.

The list goes on, but that is the nuts and bolts of it.