

FEATURES

154 Shady Drive

4' X 4' HYDROSTATIC BELL FOUNDATION BEAM FOOTINGS WITH 5" SLABS & 3/4" #10 REBAR

10" POURED FOOTING WALLS WITH 3/4" #10 REBAR
(TOTAL POURED YARDAGE 280 CY)

FULL CHOP BLOCK AUSTIN STONE WHITE STONE, BROWN AND CREAM MIXTURE (390 TONS)

FULL EXTENSION STONE LAID GAS LOG BURNING FIREPLACE. GAS LOGS INSTALLED 2018
(CAN BE WOOD BURNING IF REMOVE GAS LOGS)

WINDOW SILLS AND DOOR THRESHOLDS ARE FLUSH CUT 5" X 7" IN NATURAL STONE

CLASS #5 - 12" I-BEAM INTEGRATED CROSS BEAM FLOOR SUPPORTS

12" SUPER "C" GALVANIZED CHANNEL FLOOR JOISTS, WELDED AND BOLTED ANGLE FLANGED

1 1/4" TONGUE & GROOVED X 2 SUB FLOORING

2" X 6" X 10' 6" IN WALL STUDS - WITH R-19 INSULATION

24" TRUSS FLOOR SUPPORTS AT THE SECOND FLOOR

2" X 12" CEILING JOISTS AT THIRD FLOOR

3/4" TONGUE AND GROOVED DECKING IN ATTIC (THIRD FLOOR)

2" X 8" FULL RUN ROOF RAFTERS

R-45 FIRST FLOOR CEILING AND SECOND FLOOR INSULATION

3/4" ROOF DECKING

TWICE WRAPPED TYVEC MOISTURE BARRIER

ANDERSON CUSTOM AND GULF COAST CUSTOM UV, IC, THERMO PANE WINDOWS IN HOUSE, GARAGE, APARTMENT AND BOAT HOUSE. RATED FOR 150 MPH WIND

4' X 8' LIVING ROOM 3/8" DOUBLE LAMINATED HURRICANE GLASS WITH FLEX SEAL

ARCHITECTURAL ROLLED PAN, 18 GAUGE, GALVA-COAT METAL ROOFING ON HOUSE, GARAGE, AND BOATHOUSE. RATED TO 180 MPH WIND
(NO EXPOSED SCREWS IN PANELS THAT COULD LEAK)

GALV-COAT METAL EXTERIOR FACIA, BOXED TRIM, GUTTERS AND CAPPING

119 RECESSED LED HIGH EFFICIENCY LIGHTING FIXTURES INSTALLED 2019

1 1/4" COPPER MAIN WATER SUPPLY TO 1/2" BRANCHING AT EACH FIXTURE

MAXIMUM EFFICIENCY SPHERICAL WASTE REFUGE TANK WITH GOULD'S
2 1/2 H.P. GRINDER PUMP

ALL HARDWOOD FLOORS FULL BODY 3/4' PLANKS

TRAVERTINE TILE ON FIRST FLOOR INSTALLED 2019

CARPET IN MASTER BED AND UPSTAIRS INSTALLED 2019

MURPHY DOOR WITH SECRET ROOM

SHIPLAP ON ACCENT WALL IN EACH BEDROOM UPSTAIRS INSTALLED 2019

FULL HOUSE LARGE CAPACITY DUAL STAGE WATER FILTRATION

WALK IN PANTRY WITH BUILT IN SHELVING AND SPICE RACK

SOLID ALDER WOOD RAISED PANEL 8' INTERIOR DOORS INSTALLED 2019

GRANITE COUNTERTOPS IN KITCHEN AND BATHROOMS INSTALLED 2019

CUSTOM KITCHEN WITH 2 ELECTRIC OVENS/WITH CONVECTION AND ROTISSERIES, 5
BURNER GAS COOKTOP AND MICROWAVE/CONVECTION OVEN INSTALLED 2019

STAIRCASE REMODELED TO INCLUDE METAL SPINDLES 2019

CHANDELIER IN DINING ROOM AND LIGHTS IN BATHROOMS INSTALLED 2019

REPLACED FAUCETS IN MASTER BATH, UPSTAIRS BATHROOMS AND KITCHEN 2019

NEW SHADES THROUGH OUT HOUSE INSTALLED 2019

CUSTOM KITCHEN CABINETS INSTALLED 2019

2 BRYANT 20 SEER HIGH EFFICIENCY HVAC SYSTEMS INSTALLED 2019

GAS FURNACE INSTALLED 2019

EXTERIOR YARD, DOCK, STAIRWAY AND PORCH LIGHTING

UNDERGROUND MULTI ZONE LAKE WATER SPRINKLER SYSTEM WITH AUTO BACKFLUSH

ATTIC SPACE FRAMED AND READY FOR THIRD FLOOR EXPANSION

2 GALVANIZED STEEL BEAM, REMOTE CONTROLLED, SWINGER JET-SKI LIFTS

32' 25,000 LB CAPACITY GALVANIZED STEEL BEAM SUPPORT MAIN BOAT LIFT

MUNICIPAL WATER EXTERIOR SHOWER HEAD AT BOAT HOUSE

FISH CLEANING AREA WITH SINK AND WATER

GALVANIZED SPIRAL STAIRCASE TO ELEVATED TREX OBSERVATION/SUN DECK ON BOATHOUSE. TREX INSTALLED 2019

BOATHOUSE REMODELED WITH HARDIPLANK 2019

FULLY EQUIPPED 1 BEDROOM APARTMENT ABOVE GARAGE WITH LAKE VIEW DECK

UNDER HOUSE STORAGE WITH CONCRETE FLOORS

UNDER HOUSE STORM CELLAR WITH STEEL GALVANIZED DOORS

TERMITE RESISTANT SUBSTRUCTURE

OVERSIZED GARAGE WITH 8 FT OVERHEAD DOOR HEIGHT

INSULATED COMPOSITE WOOD GRAIN GARAGE DOOR AND 3/4 HORSE MOTOR INSTALLED 2019

2 50 GALLON GAS WATER HEATERS INSTALLED 2015

FRESH PAINT THROUGH OUT INTERIOR OF HOUSE 2019