

122 April Breeze

Inclusions:

- Stainless Refrigerator
- Several tv's
- Projector and screen

122 April Breeze

Offer instructions:

Please submit COMPLETED 1-4 family, all necessary addenda, third party/prequal letter and/or proof of funds to:

Michellems71@gmail.com

- **OPTION FEE \$50+ per day**
- **EARNEST MONEY 1% sales price.**
- **BUYER to pay HOA resale.**

Disclosures/addenda are in listing. Please contact agent for preferred title company.

Licensed Broker/Broker Firm:

Soderberg Real Estate #0505655

Michelle Soderberg

122 April Breeze

special features...

- 5,228 SF 1.5 story waterfront home constructed on 1.5 lots (please independently verify sf of home)
- Lush landscaping along with a pool/hot tub overlooking the open water views
- 2 boat slips with a lift in one
- Bug mister
- Sprinkler system
- Pergola off of the secondary bedroom with a view of the lake
- Generator to serve the whole house
- Climate-controlled wine room
- Water softener
- Powered awning
- Powered shades in the sunroom
- High ceilings
- Butlers pantry large enough for a refrigerator
- Media room includes a minibar and the stadium seating
- Glassed-in sunroom with breathtaking views of the lake.
- Built-in cabinets within the home office.
- Each bedroom has its own bathroom.
- Golf course community
- Country club
- Gated community with security guards
- Community boat launch
- Exotic limestone floors along with high-end travertine and tile through the 1st floor.
- 5 3 and 2 ton a/c units
- Natural gas grill hook up
- Multiple living rooms
- Rare find of a home with circular paver driveway with a 4 car epoxy floors garage.
Enough parking for the entire family.

