

## 1010 Old Oyster Trail

### Structural:

- Stone & Stucco exterior
- Clay roof tiles + roof vents
- Low-E double-paned vinyl high efficiency windows
- Tech Shield Radiant barrier roof decking
- Insulation: R-13 batt in walls, R-30 blown in ceilings, R-19 batt in knee walls & in floors over unconditioned space, R-13 at master bed & utility walls

### Mechanical

- 2 15-SEER high efficiency area-zoned air conditioning units with R6 rated duct system
- Tankless water heater
- PEX piping
- French Drains
- Pre-wired for an Elevator
- Gas & water supply in patio for an outdoor kitchen
- Programmable Honeywell Thermostat
- Honeywell Security System
- Interactive home automation system pre-wired with a 7" LCD command center display complete with audio & intercom plus the ability to connect to an iPad.
- Pre-wired for surround sound in living room & 1st floor guest living/media
- Built-in speakers in kitchen & patio

### Kitchen

- 3cm square edge granite countertops
- 42" raised-panel upper cabinets with adjustable shelves
- 30" double ovens & 36" 5-burner gas cooktop
- DuPure filtered drinking water system at sink
- Double trash pull out drawer
- 2 sliding pot & pan drawers under cooktop

### Primary Bath

- Jetted spa bathtub
- Double sinks with marble countertops & extended vanity
- Two separate walk-in closets

### Additional Features

- Fully fenced lakefront backyard with direct access to Brook Lakes where you can freshwater fish, kayak & paddleboard
- Wood floors throughout with upgraded carpet in bedrooms
- Upgraded trim package with 8 1/2" high profile base boards, 3 1/2" casing around doors & single crown moldings
- Tray ceilings in primary bedroom & 1st floor guest living room/media
- Remote-controlled gas fireplace in the living room
- Programmable sprinkler system
- 1 covered patio + 2 extended covered balconies
- 2 Crystal chandeliers + Restoration Hardware light fixtures in kitchen/breakfast
- Designer wallpaper in powder baths, formal dining, living room built-ins, & one secondary bedroom
- Sherwin Williams Light French Grey paint throughout home

### Neighborhood Highlights

- Secure, gated neighborhood entrance with cameras
- HOA Includes: maintenance of the entrance gate & community spaces, kayak rentals from Oyster Creek Boat House, access to 11 community pools including a lazy river, 2 sand volleyball courts, 2 pickleball courts, 6 tennis courts, several parks and much more!
- Walking distance to Whole Foods, Torchy's, Churasscos, Takara Sushi, Orangetheory Fitness, Pressed Juicery, Pacific Coast Tacos, Minuti Coffee, and Lifetime Fitness, just to name a few!



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