

## House

- 100% throughout refloored in 2021 w/ Lifeproof Luxury Vinyl.
- Single car garage converted to living space (insulation, walls, flooring, mini-split HVAC, etc)
- Recessed Lighting
- 2023 New Tankless Water Heater on Propane
- 2021 Upgrades to all HVAC (ACs, Furnace, more)
- 2021 Full house repipe to Pex. No pipes in slab.
- 2020 full aerobic septic replacement
- Large Salt Water pool with 12' deep end w/ diving board and built-in spa
- 2020 full pool remodel, seal, and all new pool/spa equipment, automatic cleaner and automatic pool level/fill
- Commercial Generator (Propane) with 500g Propane Tank (shared with hot water heater). Generator powers entire property and sized at 32kw to sustain all services on property in case of outage.
- Closed Cell Foam Insulated
- Wired for Cat6E Ethernet throughout the entire home.
- 2022 Master Bathroom remodel with Jacuzzi tub, large custom glass shower, granite countertops with his and her sinks.

## Kitchen Remodel in 2021

- Custom Beachwood Cabinets
- Granite Countertops
- New Whirlpool Appliances
- Under Cabinet Lighting
- In Cabinet Lighting
- RO Filtration System
- Deep Farm Sink w/ Touch-Faucet

## Extras

- Two Car Garage doubles as full woodshop. Includes filtration system, built-in AC, recessed lighting, built in air compressor hookups, and RV Power on exterior.
- Commercial Generator (Propane) with 500g Propane Tank (shared with hot water heater). Generator powers entire property and sized at 32kw to sustain all services on property in case of outage.
- Shop #1: RV Cover and Barn 45'x40' steel building, rated 150mph hurricanes, reinforced slab for heavy loads. Includes full RV hookups and insulated at R39.
- Shop #2: Home Bar + Single Bar auto-shop with full bathroom, recessed lighting, HVAC and fully insulated at R39.
- Pond/Tank.

- Property is zoned as Ag Exempt using the Wildlife Exemption classification. Provides habitat for local wildlife through bird houses, brush piles and water supply. You are not required to have livestock to maintain exemption with this property.
- New Oak Trees planted on the property with irrigation system