

13576 Shoreline Dr.

Features and Upgrades

- ❖ Full sprinkler system with water pumped from lake (\$150/year permit fee)
- ❖ New black stainless Samsung appliances (2021)
 - Refrigerator, microwave, dishwasher, and double oven
- ❖ On demand water heater under kitchen sink
- ❖ 24 KW whole home automatic generator (2022)
 - 500-gallon gas propane tank (\$10/month tank rental)
- ❖ 117 feet of main lake frontage
- ❖ Covered boat dock (37'x42') with 2 boat slips/electric lifts
 - 17'x37' covered entertainment area
- ❖ Goodman A/C units (2015/2018) with 10-year transferable parts and labor warranty
- ❖ Luxury vinyl plank flooring installed 2021
- ❖ New paint throughout home 2020
- ❖ Roof replaced 2016 (home and boat dock)
- ❖ Oversized 3-car tandem garage
 - Workbench area with storage and selective HVAC vent for cooling/heating
- ❖ Meticulously maintained by original owners
- ❖ Living room wired for surround sound
- ❖ Master bath tub replaced 2021; oversized soaker tub in secondary bathroom

