

3527 Brookhaven Drive

~ Feature Sheet & Other Information ~

Exterior

- Custom Built by Corky Shaw Enterprises Inc in 2007
- 14,000+ SqFt Waterfront Lot on a Protected Cove with Direct Access to Open Water
- Front Door Faces East
- Majority of Home Faces North/Northwest
- West Wall in Kitchen/Dining Area is 2x6 with R-19 Batt Insulation. This Wall was Constructed without Windows as a Barrier
- Stucco & Stone Exterior
- 30 Year Elk Raised Profile Composition Roof (2007)
- Outdoor Water Fountain Feature
- Oversized Driveway with Additional Parking
- 3 Car Oversized Garage with Extra Wide Garage Doors (18' and 9')
- Screened in Porches with Speakers, Lighting and Ceiling Fans
- Covered Back Patio with Built-in Sink Cabinet and Gas Connection
- Height of Boat Dock is 205 (Standard Level around Lake is 203)
- 2 Covered Boat Slips with Remote Controlled Boat Lifts (Motors replaced in 2018 & 2019)
- 2 -25' Extra Tall Boat Slip Covers. (Installed in 2018)
- TREX installed on Boat Dock in 2014
- 2 Electric Jet Ski Lifts
- Boat Dock Includes Decorative Wrought Iron Railing, Lighting, Built in Bench Seating, Swim Decks, Aluminum Ladder and more
- Concrete Bulkhead
- Concrete Stair Entrance to Lake
- 10x6 Outdoor Room with Private Entrance
- Outdoor Shower
- Spider Control System – Complete Exterior & Boat Dock
- Irrigation System -Yard & All Flower Beds
- Electric Outlets in Eaves
- Flood Lights

Interior

- 2 Primary Bedrooms, 2 Secondary Bedrooms
- Office, Sitting Area, Game Room, Flex Room
- Family, Dining, Kitchen & Utility Rm
- 3.5 Baths
- High Ceilings
- Coffered Ceilings with Rope Lighting in Primary & Game Room
- Crown Molding
- Wood, Tile & Carpet Flooring
- Granite Counters Throughout. Formica in Utility Room
- Surround Sound
- Remote Controlled Gas Fireplace in Family Room
- Art Niche

- All Cabinets & Closets Job Built
- Custom Built-in Book Cases & Cabinets
- Primary 1st Floor Closet with 2 Built-in Dressers, Shoe Rack & Shelves, Wall Mirror, Pull Down Closet Rods and more
- Built-in Closet Dresser and more in Upstairs Primary
- Office Features a Built-in Desk with Cabinets, Bookcases/Shelves, File Cabinets, Open Shelf Files, and more
- Side Office Wall is 2x6 with R-19 Batt Insulation for Barrier
- Game Room with Wet Bar
- 14x10 Utility Room with Cabinets, Sink, Countertops and Hanging Rods. Large Enough for Multiple Refrigeration
- Upstairs Designed with Door at Stairs to Have an Option to Close Off
- Both Primary's, Secondary Room, Game Room, Office, Family Room, and Dining Room have Access to Porches Overlooking the Lake
- Waterviews from all Rooms Except Flex Room

- Walk-in Pantry with Built-in Spice Rack
- Butlers Pantry
- Dry Bar
- Tile Backsplash
- Breakfast Bar

Other

- Generac Generator (Installed 2012. Professional Maintenance every 6 months)
- Home Security System
- Whole House Water Filter
- Water Softener
- Whole House Surge Protector
- 3 Trane A/C Units
 - 5 Ton Upstairs (2007)
 - 4 Ton Downstairs Main Living Area (2020 Replaced Condensing Unit with 10 Year Warranty)
 - 2.5 Ton Downstairs PMR & Office (2007/2015 Coil Replaced)
- 3 -Gas Furnaces (2007)
- 2-On-Demand Water Heaters (2020 & 2022)
- Double Pane Low E Windows

Kitchen

- Kitchen Aid 5 Burner Gas Cooktop
- Kitchen Aid Double Convection Oven
- Kitchen Aid Warming Drawer
- Kitchen Aid Built in Microwave
- Kitchen Aid Dishwasher-Series Whisper Quiet Ultima
- Island Second Sink with Additional Garbage Disposal
- Kitchen Sink with 6 Gallon Point of Use Water Heater (2022)
- Cabinets with Pull out Shelves
- Cabinet Under & Over Lighting