

FEATURES LIST

18741 EAST COOL BREEZE LN

OUTSIDE

- 51 Piers underneath the Home
- Decorative Mailbox
- with locked drop down used for Vacations
- Whole House Generator
- Ozone Pool and Spa with Heater
- Unique Screen Cover over the Pool and Spa expands your living space
- Outdoor Kitchen
- Heavily Wooded back yard for privacy
- French drain around the house for better drainage
- Insulated garage doors for the separated 3 car garages
- Long double-wide cement driveway
- Additional parking spot in the front
- Home located with a Northwest direction for the front and a Southeast direction for the back
- 2 Tankless water heaters
- 2"x6" exterior studs vs. the usual 2"x4" studs on most homes
- Hurricane clips attached to the studs and joists
- Whole house surge protector
- Complete sprinkler system with heavier than usual pvc piping
- Professionally landscaped
- Whole house water filtration system
- Radiant Barrier in the attic
- Double mahogany front entry doors with glass and wrought iron inserts
- Gutters on all sides with gutter guards
- Very quiet location
- GREAT CURB APPEAL!!!

18741 EAST COOL BREEZE LANE

INSIDE

- Split floor plan with the Master separated from the 2 guest bedrooms
- Master bedroom has a unique 11'x10' attached sitting room
- 3 Full bathrooms
- Jetted tub in Master bath
- Double Crown moldings everywhere
- 8" Baseboards – even in the garages!
- Unique Ceiling designs throughout the home
- Indirect lighting and ceilings for many of the main rooms
- Walk-in pantry
- Double ovens and all Stainless Steel Appliances
- Butler's pantry with unique built in wine cooler
- Separate Game room large enough for a pool table
- Quality vinyl low-e tinted and argon filled windows throughout the home
- Tilt in windows for easy cleaning
- All the windows have casements
- Large 17'x17' Custom Kitchen with Island open to family room
- Kitchen cabinets have pull-out shelves and pull-out trash bin
- Granite counters throughout - including outdoor kitchen, bathrooms and laundry room
- Huge laundry room with shelving, lots of cabinets, sink and room for a refrigerator and chest freezer
- Built-in bookshelves in the study – also a large closet if a 4th bedroom is needed
- Solid core 8' interior doors
- Classic ¾" thick solid oak wood floors in the family room, dining room, hallways, and study
- 20" porcelain tiles in the Kitchen, Game room and all of the bathrooms
- Large master closet with his and her built in dressers
- 36" wide ADA doorways throughout