

Upgrades & Features

UPDATES:

- Installed Montage European White Oak flooring in main living areas - 2022
- House painted completely inside, including all built ins, and outside - 2022
- New Dacor appliances installed December (2022) including a built-in column refrigerator and freezer, 5 burner gas cooktop with grill and wok, double oven with microwave combination oven.
- Kitchen island and hood vent upgraded to accent color
- New epoxy floors in 3 car tandem garage - 2022
- Two offices with custom-built ins. Custom desk in main office available for purchase
- Swimming pool renovation in 2017 that included Pebble-Tec and Diamond Brite plaster.
- Wi-Fi enabled system controls (controlled by cell phone) installed for swimming pool.
- Recently replaced pool pumps
- The sprinkler system serviced, and heads replaced
- Whole house Standby Generac generator, Ten-year warranty - 2022
- Custom teak wood bar and barstools under palapas
- Palapas rethatched - 2022
- Driveway expansion joints replaced with waterproofing mastic color to match driveway
- Patio enclosed with mounted TV. Mounted TV under 1 palapa
- Custom stucco fence/wall installed on the front of the property. Entire fence replaced - 2022
- New roof, gutters and downspouts - 2022
- Entire HVAC system replaced. Two units - 2022
- Professionally landscaped by Carnahan Landscaping
- Upstairs walk-up storage above garage, completely fitted for additional living space.
- Navien tankless water heater - 2018
- Pelican whole house water filtration system - 2018
- Motorized drop screen on front porch entryway
- Garbage disposal replaced

FEATURES:

- Mark Todd - Architect
- Jim Morris – Builder
- 2 private Lots (over .75 acres!)
- Engineered Foundation with drilled builder piers
- Soaring 12 ft ceilings in main living area
- Open kitchen w/ island, custom built cabinetry, gleaming granite countertops, & updated Dacor stainless appliances.
- Accommodating main living area w/ 12 ft ceilings, huge sunny windows, attractive stacked rock fireplace & built-in shelving

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- Impressive dining w/ tall ceilings and rich crown molding
- Study/Flex space just off the kitchen & dining room w/ built-in desk, storage, & views overlooking the front yard
- Private study just down the hall from the breakfast room w/ large windows, built-ins, custom matching desk (can stay), and a full bath just off the hall. (could be BR 4 if desired)
- Oversized primary suite with recessed ceilings & indirect lighting, crown molding, stained concrete floors, accommodating bath, large closet w/ built-ins, and direct access to the laundry room
- Two generous guest rooms down private wing with a shared bath (wheelchair accessible)
- Covered & screened rear porch for yearlong outdoor enjoyment
- Stunning oasis style pool with custom built Grotto, multiple waterfall features, beach entry & 2 palapas
- 3 Car Tandem Garage with walkup Texas Basement that provides generous storage opportunity (Pre-Designed & Plumbed for future bedroom & bath if desired)
- Completely fenced backyard with attractive stucco wall along the frontage & new fencing along the remainder

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