

# Upgrades & Features

- Stunning custom home situated on fabulous golf course lot
- 3 car Tandem Garages, 2 car porte-cochere to meet all your parking needs
- Over-sized rear covered porch w/ multiple sitting areas & cool afternoon breezes
- 12-foot ceilings
- Rich wood trim finishes including dental crown molding
- Planation shutters throughout
- Bright sunny windows (including 3 updated butt glass windows)
- Accommodating laundry room w/ sink & fridge space
- Open floor plan living w/ large family room boasting of a cozy fireplace, shelving & outdoor views!
- Chef island kitchen w/ tremendous storage, pullout drawers, updated stainless appliances & pantry
- Open formal dining overlooking the foyer & just off the kitchen
- Executive study w/ French doors, built-in desk & shelving
- Ample secondary bedrooms (each with a walk-in closet & private bath)
- One story living w/ only the Game room upstairs (could be 4<sup>th</sup> bedroom if desired)
- Private owner's retreat w/ sitting area overlooking the golf course, completely remodeled bath, and generous walk-in closet
- Ideal north/south exposure

## UPGRADES:

- New roof w/ additional 2 solar power fans – 2016
- Two downstairs AC & Gas Furnaces updated – 2014
- Upstairs AC & Electric furnace updated – 2016
- Installed 3 new butt glass windows -- 2010
- New wood & travertine flooring -2010
- Kitchen remodel w/ new appliances & refinished cabinets – 2010
- New under cabinet LED adjustable lighting – 2022
- Master bath remodel w/ completely new cabinets, granite, walk-in shower, stand-alone soaker tub, updated lighting – 2010
- Interior paint – 2010
- Renovated secondary baths w/ flooring, paint, light fixtures, granite, sinks & hardware – 2010

**\*\*EXCLUSIONS: Chandelier in kitchen & antique glass chandelier in passthrough hall of foyer\*\***