



- ❖ Bonus Room of 345 SQFT with AC ready for ones unique finish design.
- ❖ Upgraded Master Bedroom Flooring.
- ❖ Fresh Interior Paint throughout (2019).
- ❖ Custom built home with many custom features including custom cabinetry.
- ❖ Natural Gas Fireplace with Custom accents.
- ❖ Many Durable Spanish Cantera Columns throughout the property for timeless style.
- ❖ Accent display shelves with mood lighting
- ❖ Built in ironing system with custom clothes and shoe storage.
- ❖ Unusual Pie Shaped lot of 10,750 SQFT with 177 SQFT of Waterfront.
- ❖ Additional privacy and safety of Cul-de-sak lot.
- ❖ Rare wide canal for large boat access.
- ❖ Large circle driveway and side concrete drive.
- ❖ Additional side lot for RV or Trailer storage.
- ❖ Almost 500 SQFT of outdoor patio space including cool rubber flooring on the deck.
- ❖ Additional outdoor shower
- ❖ *Recent* 2021 -20K Large Boat Lift
- ❖ Two *covered* small boat or jet ski lifts.
- ❖ Self Maintenance Pool System.
- ❖ Spa and Pool heater.
- ❖ Newly installed water softener system

