



111 W. Ambassador Bend HOME FEATURES



- Located on a cul-de-sac in Golf Course community in Player Woods
- Amazing lakefront views
- Extremely private backyard on a 0.42-acre lot
- Huge family room upstairs plus separate media room
- Spectacular pool & spa
- 4 fireplaces (3 indoors)
- Spectacular water fountain at the main entrance
- Basketball half-court in the backyard
- 2 staircases
- All bedrooms have huge walk-in closets and ensuite bathrooms
- 2 bedrooms downstairs (including master)
- 3 bedrooms upstairs - all bedrooms fit a minimum queen size bed
- Extensive hardscaping, outdoor fireplace, and summer kitchen
- Newly installed 6" gutters & downspouts fully covered with screens
- Built-in speakers both indoors and outdoors
- Lots of storage with A/C
- 3 indoor parking spots plus 1 outdoors
- Second entrance for deliveries



LUXURY

111 W AMBASSADOR BEND

FREQUENTLY ASKED QUESTIONS

HVAC

Number of Units: 3 Age of Units: As Labeled Last service date: Approx 6 months ago

HOT WATER HEATER

Number of Units: 1 Age of Units: As Labeled Gas or Electric? Gas

ROOF

Type of roof: Composition Age of roof: 19 yrs Previous leaks? No

POOL/SPA Yes

Date Installed: Unknown but prior to 2015 Heated: Yes Functional: No

Installer: Unknown Re-surfaced: No Date re-surfaced: N/A

TERMITES

Has the home ever been treated for termites? No Date treated: N/A

If treated, was it preventative? N/A Is there an existing warranty? N/A

FOUNDATION

Has foundation work been done? No Date: N/A Warranty? N/A

GENERATOR Have a generator? No

Service/maint schedule: N/A Date serviced: N/A

AVERAGE UTILITY COSTS

Electric: \$400 Gas: \$70 Water: \$100