

Notes from the Seller

Useful Information Relating To:

792 W Bayshore Dr

I purchased this home in 2010. Below is a list and description of everything that I have done to it since.


2011/2012 – Updates to Main House

- Replaced all appliances in kitchen with stainless steel appliances.
- Added granite countertops and tile backsplash.
- Replaced old floor with ceramic tile in living/dining/kitchen area.
- Completely repainted the interior of the house. Stained the decorative beam in living room ceiling.
- Installed new vessel sinks, lighting, mirrors etc in primary bathroom.
- Installed roll-up hurricane shutters for every window & except 2 triangle windows over kitchen sink. Those windows have a heavy clear plastic that was recommended as protection for high winds. (I have called the hurricane shutter people locally to address fogging that has occurred on one of the windows between the window and the plastic. I am looking into it and am on a waiting list with them.)

2011 – Built Apartment

- Built out underneath the existing house to create a standalone apartment approximately 20'x60' – it has two exterior doors with storm doors.
- Apartment includes a kitchen, bedroom, and bathroom, plus a flex room that can function as a living room or an office, which is what I use it for. That office/living area has a separate entry door, and it can be shut off completely from the apartment (there is a door with lock between the kitchen and that room).
- Installed a custom stone veneer planting box or flower bed along the front window wall of the office/living room.
- The kitchen has custom cabinetry including a pantry, and a granite sink & garbage disposal. The bathroom has custom cabinetry and sink area.
- The kitchen, bedroom & bathroom have tile floors.
- In 2023, I replaced the original carpet in the office/living room with a luxury vinyl floor.
- In 2023, I installed 3 separate ductless a/c units for cooling and heating. I believe this is a better setup than what I had done originally (which was one ductless system with 3 zones). The ductless system heats and cools efficiently and very quietly and works great for this size area.
- The apartment entrance doors are both under the covered patio. And having the apartment kitchen and bathroom right there on the patio is also very convenient for entertaining outside.

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2011/2012 – Dirt Work

- I purchased the empty lot next to the house. I planned on adding on to the building (going from about 2300 sq ft to 5000+ sq ft), and it required an upgraded septic system.
- Hurt's Wastewater Management System installed the new septic system. But one of the requirements was to make the incline from the bay less dramatic.
- So I had 35 dump trucks of dirt brought in and distributed throughout the backyard of the house all the way to the bulkhead. This was a great thing -- in even the heaviest of storms I have had no standing or rising water in my yard as so many others have had.

2012 etc – Addition – Upstairs

- After septic and dirt work was completed, I designed the addition to the house, connecting it to the existing house through a new hallway.
- Installed a 500-gallon propane tank. It services the fireplace and generator.
- Installed a whole-house generator, which runs on propane.
- The elevator was planned for that mid-point between the original and new parts, with ground floor access at the new garage being built underneath.
- The 2nd level of the addition starts approximately at the end of the aquarium and includes the elevator and hallway to the media / game room and sunroom etc.
- Installed hurricane-rated windows on the addition, both upstairs (media/game room windows) and downstairs (studio windows).
- Addition includes a half bath with custom cabinetry, lighting, and vessel sink. It's located just off the media/game room.
- In the addition, I built two extra-large storage closets (approx 20'x8' each) opposite the half bath. One of the closets was fitted with adjustable shelving, rods and drawers – it even includes a pull-out ironing board. These storage closets are excellent for storing holiday decorations and so much more.
- The most fun part of the addition is the huge media room / game room. The overall space is about 30'x29' with each area being about 15'x29'.
- Installed a 13' screen in the media room, with a 3D projector and state-of-the-art built-in sound system. The sound system was designed to be heard outside as well if desired.
- In what we are calling the game room (where the fireplace and bar are), I installed a white stone ventless fireplace that runs on propane.

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2012 etc -- Addition – Upstairs (Continued)

- Addition included a full-length deck outside the media room.
- In 2015, I enclosed the deck as a sunroom. It has lighting, 2 great ceiling fans, and a/c vents. The sunroom windows are standard energy-efficient double-pane glass (not hurricane glass), but the interior wall of the sunroom (which was the original exterior wall of media / game room) has the hurricane windows, and the cement board siding from when it was an exterior wall.


2012 etc – Addition – Downstairs

- Downstairs addition includes the studio, garage and elevator machinery closet (in garage).
- Outside entry to elevator lobby under covered patio. That entry is also used for walk-in entrance to garage.
- Garage is about 40x30 overall, can accommodate 4 cars, and has two oversized doors.
- Installed the previous bathroom cabinetry (from the primary bath) in the garage, along with 2 stone vessel sinks, so there is water access in the garage.
- Garage is insulated and finished out with sheetrock and paint, electric and water.
- There is a sprinkler system, and the control panel is in garage, but the control panel is not working. A new owner will need to replace that control panel (I think) if they want to use the sprinkler system.

2012 etc – Addition -- Studio

- Built studio (approx 40'x18') behind the garage. It can be accessed via garage or from the exterior door under the covered patio. Currently used as my pottery studio and glass-work studio.
- Separated into 2 large rooms (each about 20'x18'). One room has interlocking rubber flooring, which is great for gym use.
- Part of the studio includes an area with granite countertops & double sink. This was for my original art studio, and the water hookups and drain in the floor make rinsing off the slate floor easy.
- Big 6x6 hurricane windows in both areas of studio (4 total windows).

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2012 etc – Covered Patio

- Tiled the entire area under the house between the apartment and studio/garage additions. There is usually a nice breeze down there.
- Installed solar shades on porch and sunroom areas to help with the heat – and they also still allow the breathtaking sunset views to be enjoyed.

2023 -- Miscellaneous

- Recently installed a wall heater in the outdoor TV area on covered patio.
- Two heaters are on the upstairs porch/deck.
- Installed new tube lighting and just re-stained the upstairs deck and stairs.
- Repainted the entire house exterior.
- Refurbished or replaced all outdoor light fixtures and ceiling fans.
- Installed motion lighting downstairs for good visibility at night when going downstairs and on the deck or in the yard.
- The pier has a green light to attract fish.
- Added new solar blue lighting along the pier – comes on automatically about dusk – beautiful!
- Flags and palms are all uplit – it really pops at night.
- Just put in new landscaping in 2023, but the recent freeze hurt them – most of it should come back in time.
- Sodded the entire front back and easement next to the property with Saint Augustine grass.
- Just had every board on the pier checked and they put in additional pier-type stainless steel screws to ensure the pier stays in good shape. It has done just fine in every weather incident experienced since I've been here.
- The patio and porches and decks have so many nooks and crannies to hang out, entertain or just enjoy the beauty of the sunsets or the dolphins at play.

Bronze Dolphin Fountain and Koi Pond – This was a big endeavor. I bought the bronze fountain from a company in Ft Lauderdale Florida and had the koi pond surround and cap made. It was all trucked here and delivered, and then set up for me here by a crew of 5 men – to handle the weight of it. The fountain and pond altogether cost over \$15k, but I believe it is beautiful and was worth it!

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On a personal note -- My favorite part of living here is the beautiful breathtaking sunsets I have been so lucky to enjoy. I just recently had the sunset detail above the dolphin fountain created to bridge both sides of the house. I felt it was a personal way of pulling this together that was meaningful to me and the family who falls in love with this home.

Mechanicals Etc & Dates Summary

AC/HVAC Apartment - 3 ductless units 2023

New Large HVAC in 2019 - Installer did not change out Plenum or ductwork at time of installation. When discovered this, plenum was completely redone in May of 2023.

Downstairs Central Heat and Air Installed in 2012 but just replaced motor to upstairs media room area A/C February 2023.

Downstairs Flex Room//Gym etc -- 2012

Water Heater in downstairs apartment replaced in May 2023 as was all flooring and luxury vinyl replaced carpeting.

The Upstairs Kitchen Appliances were purchased and installed late 2011 or early 2012.

The White Appliances that came with the house went into the apartment downstairs.


Roof -- 30-year Asphalt shingle roofing on new addition 2012, unsure on exact date initial property roof installation.

All Exterior Painting completed in later half 2023 and all touchups inside same time frame.

Hot Tub needs a new control board approx. Cost is about \$1000, if buyer wants to keep it. Seller is not going to replace it. Hot Spring Spas -- top of line spa from Victoria Pools and Spas.

Aluminum fencing was installed in 2012, and in 2023 it was prepped, primed and repainted.

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Utilities Expense

The average electricity is \$550/mo., but I keep it exceptionally cool.

Propane is purchased as needed and I have only had to top it off twice. Jackson Propane.

The average water bill is \$115 depending on the time of year.

Buyer

DocuSigned by:

TAMERA DAWN WATSON 2024

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Seller

TAMERA DAWN WATSON




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