

## **9103 Neptune St. - Features & Amenities**

### **Interior Features:**

- 3 Bedrooms, 5 Bathrooms on 3 Lots!  
\*\*Square Footage Recorded on the Appraisal District Report does not include the addition of the Upstairs Bedroom and Bathroom.
- Large Primary Bedroom with Private Bath, Personal Covered Balcony.  
(BED IS NOT INCLUDED)
- Spiral Staircase
- Upstairs Bedroom has 2 Full-Sized Platform Beds, 65" TV, Industrial Fan, and Private Bath.
- Open Concept Kitchen with Large Center Island, all Stainless Steel Appliances and Granite Counter Tops
- Full Bath with Laundry Area off of Kitchen (Washer & Dryer included)
- Custom Interior Window Treatments
- Wired Security System (Service Contract Needed)

### **Exterior Features:**

- Power and Manual Storm Shutters
- All Structures Have Metal Roofing
- Poolside Bar Comes Equipped with:
  - Fans
  - Heaters
  - Electric Mosquito Screens/Shades
  - 70 " TV
  - Commercial glass front Refrigerator
  - Wine Fridge
  - Rope Swing Lounge Chairs
  - Outdoor Kitchen - Propane Grill with Prep Station
  - Half Bath
  - Commercial Ice Machine
  - Additional Refrigerator
- Heated In-Ground Pool with Multicolored Lighting and Water Feature
- TREX™ Deck Pool Surround that Connects to the Bar area.
- Private Boat Ramp, Covered Boat Lift and Boat Dock with Fresh Water Wash
- Covered and Lighted Fish Cleaning Station
- Outdoor Bathroom with Shower
- 50' Wood Dock with Fresh Water, Power Outlets and Fish Lights
- Fully Fenced with 3 Large Iron Entry Gates (2 Manual and 1 Solar Powered)
- All Concrete Driveways
- Bright Exterior Security Lighting
- Invisible Pet Fence
- Outdoor Cargo Elevator
- **\*TONS OF PARKING AND STORAGE!!**
- 40' x 60' Boat Barn with Epoxy Floor
- Single Car Garage off of Bar Area (Golf Cart Parking)
- 26' x 40' Carport
- RV Parking with Full Services (2- 50 Amp)