

13254 HAWTHORNE

Boat House area Improvements

Built Outdoor Kitchen (\$27K) - Smoker, Sink, Grill, Burners, Egyptian stone countertops (2015)

Built Fire Pit and Picnic Table (\$13K) – Pit Seating and picnic table are Egyptian stone (2016)

Boat House Bar – Complete Interior Finish, all LED lighting, Full bar including ice maker and sink, A/C unit, new overhead garage door, 2 outdoor showers, Stereo sound system, tv, new roof, new Hardie board siding

Bunkhouse – Complete Interior Finish, A/C unit, new Window Shades, Bunks installed, Sleeps up to 7 comfortably, Electrical Sub Panel

Boat Slip – Updated Motorized Lift, Spider Mister

Misc. - Google Nest for WiFi at the Boathouse, Outdoor uplighting in the trees

Main House Improvements

Back-up Generac Generator

French Drains installed with Sump Pump

Gutters (Dec 2023)

Attic Cross-Bracing Installed

New Siding installed w fresh paint (Jan 2024)

New Roof (Dec 2023)

UV Lighting in the A/C Unit

Additional Attic Insulation Added

Water Softener

Security Cameras and Alarm

All LED Lighting with additional lights added

Foundation piers