

*11 CASABLANCA  
DRIVE, POINT BLANK*

# Features and Updates

- **LOCATED ON 2 EXPANSIVE CORNER LOTS (.027 ACRES)**
- GATED LAKEFRONT SUBDIVISION WITH AMENITIES - POOL, CLUBHOUSE, PAVILION WITH PICNIC TABLES, PLAYGROUND
- **SUBDIVISION LAKE ACCESS / BOAT RAMP NEARBY**
- RECENTLY REPLACED ROOF - GALVANIZED METAL INSTALLED USING LOCK SEAM METHOD AND NEW GUTTERS (APPROXIMATELY 3 YEARS OLD)
- **RECENT OUTDOOR**
  - **CONCRETE/LANDSCAPING/DRIVEWAY/SIDEWALK/ROCKS**
  - WELL-MAINTAINED AND BEAUTIFULLY LANDSCAPED LAWN
  - **RV HOOKUP AND PAD**
  - COVERED FRONT PORCH AND COVERED BACK PATIO
  - **NEW INSULATION RECENTLY PUT THROUGHOUT ENTIRE ATTIC**
  - DOUBLE PANE, TINTED WINDOWS
  - **\*2 PRIMARY BEDROOMS (1 UPSTAIRS AND 1 DOWNSTAIRS)**
  - \*UPSTAIRS PRIMARY BEDROOM IS A FLEX SPACE THAT COULD ALSO BE UTILIZED AS A GAME ROOM, GYM, OFFICE, CRAFT ROOM, MOTHER-IN-LAW SUITE, ETC...
  - **BEDROOMS HAVE NICE WALK-IN CLOSETS**
  - 1 NEWLY RENOVATED FULL BATHROOM DOWNSTAIRS WITH A TUB/SHOWER COMBO
  - **1 FULL BATH UPSTAIRS WITH A SHOWER**
  - ALARM SYSTEM - LEASED
  - **EXTRA LARGE CHEF'S KITCHEN WITH TONS OF CABINETS AND DRAWERS**
  - WALK-IN PANTRY WITH AUTOMATIC LIGHT
  - **KITCHEN APPLIANCES STAY**
  - LARGE BREAKFAST BAR/ISLAND WITH AMPLE SEATING
  - **PULL OUT POTS AND PANS DRAWERS IN ISLAND CABINETS**
  - KITCHEN WITH CORNER CABINETS WITH LAZY SUSAN'S (UPPER AND LOWER)
  - **PRODUCE CABINET AND DRAWER**
  - BREAD STORAGE
  - **COOKIE SHEET CABINET**
  - DRY BAR AREA WITH SPACE FOR A WINE REFRIGERATOR
  - **DRAWER FOR TRASH CAN**
  - LARGE DINING ROOM WITH BAY WINDOWS & LOTS OF NATURAL LIGHT
  - **STONE FIREPLACE (SELLER NEVER USED)**
  - BEDROOM 2 HAS SLIDING DOORS THAT LEAD TO THE BACK COVERED PATIO & ROOM IS WIRED FOR SOUND
  - **2 ATTIC ACCESS DOORS UPSTAIRS**
  - SPACIOUS UNDER THE STAIRS STORAGE/FLEX AREA
  - **2 HALL CLOSETS DOWNSTAIRS (1 IS WALK-IN WITH A COAT RACK)**
  - FINISHED OVERSIZED GARAGE WITH BUILT-IN WORKSHOP AREA, WINDOWS AND AUTOMATIC GARAGE DOOR
  - **SPIDER SYSTEM (SELLER NEVER USED - NEEDS TO BE ACTIVATED)**
  - SELLER HAD FLOAT INSTALLED FOR AC TO PREVENT OVERFLOW
  - **HVAC REGULARLY SERVICED**
  - RECESSED LIGHTING AND CEILING FANS THROUGHOUT HOME