

1127 Bayland "EXTRAS"

JRD

24-0609

Perhaps the primary "extra" is that the garage apartment over 2 car garage and store room, at the end of a elegant stamped concrete drive with electric security gate, was designed by Creole Design and built precisely to specs to be easily and economically "camel-backed" to the house, with the apartment becoming a large, elegant master suite among the trees.

PROPERTY

- Newly re-landscaped, with new grass as well
- Sprinkler system
- New gutters
- Drainage is perfect, a combination of professional land sloping, gutters and drains
- New 100 year sewer line from under the house and garage apartment to the city connection
- $\frac{3}{4}$ in water meter (instead of standard $\frac{1}{2}$ in), which provides more water pressure when needed.
- Buried electric drop, so downed limbs won't knock out electric service
- Elegant driveway...12 ft wide, stained, stamped concrete, with electric remote controlled iron security gate.
- Property completed fenced back and sides, combination of wood/cedar and iron.
- HVAC on semi-annual contract. Last inspection within the last two weeks.
- Backyard is completely decked with composite materials.

- Custom fountain in back yard.

HOUSE

- Move in ready
- Newly painted, inside and out.
- Floors refinished.
- Original fireplace, with marble hearth
- Custom sound system, with new TVs, hard wired speakers inside and out.
- Custom audio equipment cabinet and custom bookcase come with the house.
- Updated electric wiring and fixtures.
- New ceiling fans.
- Electric range and oven, but gas connection available.
- Updated plumbing (pex) and fixtures (no problems during 2022 and 2024 severe freezes.
- Updated kitchen cabinets and granite countertops.
- Custom draperies, including black out draperies in front bedroom.
- Custom blinds and/or cell shades on all windows and doors.
- Full front porch with swing...very inviting and great curb appeal
- Front door sidelights.

GARAGE APARTMENT AND GARAGE

- Designed by Creole Design and built precisely to specs to be easily "camel-backed" to the house, with the apartment becoming a large, elegant master suite among the trees.
- 3 car footprint...two car garage plus secure utility/storage room.
- Built in 2014...no expense spared...cost \$250K+

- Built precisely to code, including hurricane compliance, with custom trusses, the best possible insulation, roofing, etc.
- Tankless water heater.
- Studio style lay out, with separate kitchen and bathroom
- Main room has designer wedding cake ceiling
- Lots of windows...lots of light.
- Custom double pane, top down, bottom up windows. Live life among the trees.
- Newly repainted outside
- 13 ft garage ceiling...car lift will fit for those with collectible or exotic sports cars.
- Garage floor coated.