

11507 Island Manor Street Amenities

90' wide lot section offering distance between homes

Lakefront lot

2 story home, 4 beds, 3 ½ baths, 2 car garage

Covered front porch

Study/home office

Formal dining room

Living room with high ceilings, large windows overlooking the pool/lake views

Updated island kitchen with seating bar

- Quartz countertops
- Painted cabinets
- Backsplash updated
- Some cabinets replace with glass front
- Updated appliances to include GE Cafe double ovens, GE Cafe convection microwave, gas cooktop, stainless steel dishwasher
- Deep sink installed
- Under counter and in cabinet lighting installed

Sunroom located off of breakfast room and kitchen

A "flex room" off of the kitchen - could be used as storage, a 2nd home office, Craft room, etc

Primary bedroom downstairs offering views of the pool/lake

Updated primary bathroom with stand alone tub, separate shower, dual vanities

Downstairs features porcelain tile flooring throughout

Media room upstairs wired for surround sound

Large gameroom upstairs overlooking the pool/lake views, wired for surround sound

Adjacent to the gameroom is a second story covered balcony with ceiling fan

3 spacious bedrooms upstairs all with walk-in closets

2 full bathrooms upstairs

Craft/study desk built-in upstairs

Rear covered patio with ceiling fans

Large pool with spillover water feature and hot tub

Spacious backyard with plenty of green space

Lot is adjacent to a lake offering no rear neighbors and lake views

2 car garage with epoxy coated flooring

Outdoor sprinkler system

Outdoor landscape lighting

Gas connection installed to easily attach a portable gas generator

Whole house surge protector

HVAC with UV light in both handlers
Nest smoke detectors w/ CO2 detector installed
Safety shut offs installed on hot water heater valves
HomeTeam in-wall pest control option
Custom window coverings & draperies to remain
Exterior security cameras to remain

Bruce Martin Home Improvement List 11507 Island Manor Street				
2024	COST			
June - new pump installed on pool water feature	1700			
March- Replace all plastic angle stop valves with brass	600			
new pool heater	6000			
reseal pool deck and replace coping stone and mastic	17000			
2023				
Major house remodel	60000			
Powder room				
Kitchen				
Master Bath				
Fidencio Painting				
fireplace				
new pool pump 2023	1000			
2022				
New Roof Feb	19998			
2021				
Gas hookup for generator	Don't remember			
2020				
Paint inside of great room / entry / upstairs hall	2700			
Paint outside of house by fidencio \$2200 + \$700 paing	2900			
Ultra violet on AC units	1570			
Epoxy coated garage floors	2000			
Kitchen Cabinet Painting	3000			
New Wooden Fence materials \$1278 Labor \$1400	2678			
New LED landscapte lights	\$500			
New Ceiling Fan- Sunroom	\$200			
Replace pool pump controller	\$2,000			
Whole House Surge Protector	\$525			
2019				
Dining room light	250			

Floor to ceiling custom linen drapes	5800			
All new carpet upstairs	7900			
2018				
Nest smoke/CO Alarms. All app controlled	1000			
GE Café Oven	5200			
GE Café Microwave	1200			
GE Stovetop	850			
2017				
New wrought Iron fence	5100			
2016				
New A/C Units	21000			
2015				
Hot water Tanks	3451			
Refrigerator	3356			
2014				
New Driveway and sidewalk	6961			
New Floors Downstairs. All porcelein tile	25000			
2011				
Pool Renovation / Plaster /Frontsidewalk	5425			
2007				
New ceiling fans upstairs and great room	900			
TOTAL	217764			