

UPDATES – 133 TARPON; BAYOU VISTA

Roof installed 2019 - Lifetime GAF Timberline roof with a 5 year labor warranty and a 25 year ridge cap

Hardie siding installed 2019

Low E double pane windows on side and front of home and Hurricane Impact windows and doors on canal side

Soundproof insulation throughout home. Rockwool Safe & Sound -R23 in joists, R-15 in interior walls and R-25 in exterior walls. Celbar High Density Cellulose R-38 10.6" insulation blown into the attic with attic vent – 2019

Noritz NR98 Series tankless hot water system – 2015

42 Ft. of galvanized 4 Ft. tall fence and gate on waterside with entry gate as well as a 4 Ft. side gate for items such as kayaks to fit through – 2013

Coretec Plus HD Premium LVP 100% waterproof vinyl plank flooring in primary bedroom, hallway, stairway, laundry room and entry – 2017 and Earthworks Regalia Premium waterproof LVP in primary bedroom – 2017

Hardi plank sheets on the majority of bottom floor interior walls

Kraftmaid Maple premium soft-close cabinet system in primary bathroom and toilet area – 2018

Rubbermaid premium entire room, custom designed closet system in primary bedroom closet – 2019

American Woodmark custom designed 10 Ft. long by 7 ½ Ft. high additional closet system in primary bed hallway -2019 and American Woodmark custom cabinet system in laundry room – 2018

3 x 20 amp lines to boat lift for 400W or 1,000W underwater green lights

100 amp sub electrical box

New railing for entire party deck, catwalk and porch deck with treated lumber – 2024