

- New Roof for both the house and the Palapa
- Boathouse and Palapa, Palapa has a natural gas fire pit and a box for a tv as big as 45" to be enclosed (speaker wires are run to two locations on the Palapa. Recessed rope lighting and regular rope lighting in place
- Boathouse can accomodate a 21' boat (maybe longer) ours was 24' with outboard motor
- Boathouse has extra lighting which includes rope lights and green lights above the boat and also in the canal for fishing purposes
- Pier is extended for easy fishing space or for tying a boat for temporary docking
- Fish cleaning station has a double sink with lighting for nighttime use
- Pier and boat house pilings are plastic lined, preventing worms that eventually cause pilings to fail
- Motorhome Port for small or big rigs with RV power hookup (50 amp, two locations). Sewer cleanout located next to the motorhome port, Motorhome port is partially enclosed and has a garage style door which is windstorm rated/ The lighting is well lit in the motorhome port.
- Motorhome Port has 12' X 44'x16' with timbertech & wood decking above with stairway access
- House has a deck surrounding the whole house, timbertech decking is installed for all areas with dry intended areas.
- Carport is the length of the house with deck above
- Roof and decks have gutters for drainage and erases drip lines
- Entire lot on the house side of the street is concreted with french drainage
- Bulkhead is topped with stainless steel and the stainless top is bolted to the concrete (this was done prior to the concrete pour), this prevents water from ever draining behind the bulkhead
- 12' X 14' matching shed with double doors for golf cart storage is across the street
- Boat Room with Tiki Bar and mural on the back of the garage

- Hot water user lines are ran to the fish cleaning station, the outdoor shower, Palapa deck, outside near the boat room and inside garage. The last two provide possible portable hot tub/spa usage
- Garage is insulated with a waterproof and bug deterrent closed cell spray foam
- Garage is climate controlled with A/C and heating
- Inside Cargo Lift designed for heavy use
- Upstair windows are triple paned torpedo proof (yes that is their actual description), determining that there is no need for shutters for insurance requirements, exception is the patio doors which have the shutters, one window in the garage has the triple paned torpedo window glass
- Living area bathroom has the Eagle Bath system which is a steam spa and water massage shower with interior light and push button controls
- Spacious outdoor shower
- Direct TV Satellite dish in place with cables run to the living area, two bedrooms and to the Palapa TV Box
- ADT Security Cameras already in place, (4), located in garage, motorhome port rear viewing the boathouse and Palapa, motorhome port front viewing house apron and shed across the street and house corner viewing opposite direction on the front apron and across the street
- Generac Generator 22K installed and provides complete power when needed (automatically) including a RV that can be on shore power with all A/C units running (4 when we needed, upstairs, garage and two in the RV)
- Commode & washing station downstairs in garage
- Garage has small sump (no pump) for use to help pump out any residual water after a flood event, pump can be easily used with the sump
- Garage has 3 garage doors, two facing the street for vehicle entry and one in back of the garage for easy access to the back of the house, example, placing jet ski in back

- The bulkhead area near the canal has a fence with one man gate and two double gates, one of the double gates is directly behind the motor home port, and one double gate is behind the back garage door
- Ceiling fans are in all bedrooms and living area and dining area
- House is totally electric with exception of the generator and the Palapa fire pit
- Upstairs has Central A/C and Heater
- Upstairs house flooring has extra thick pad and lauane board covering the subfloor, this prevents any floor squeaks and provides a reinforced floor