

HOME FEATURES

Property Highlights

- Hidden white oak bookcase door with keyed lock
- Secure storage and built-in safe in primary suite
- Custom frameless cabinetry by Hollingsworth
- Marvin sliding doors
- Pecky cypress ceiling in primary bedroom
- Mahogany ceiling in upstairs guest room
- Office featuring vaulted ceiling, cypress beams, and private balcony
- Includes all window treatments and motorized blinds at sliding doors
- 85" TV included in loft

Construction & Quality Features

- Extremely sound, fully engineered home
- 2x6 exterior walls throughout the entire first floor
- Sound-dampening insulation between floors
- Mold-resistant sheetrock in bathrooms
- Screwless electrical switch plates
- All LED lighting throughout the home
- Interior step lighting for safety and ambiance
- Mahogany front door with multipoint locking system

Efficiency & Utility Enhancements

- Closed-cell spray foam conditioned attic for increased comfort and lower energy costs
- Reverse osmosis drinking water system
- Whole-home water softener system
- All Culligan reverse osmosis and water softener filters replaced on 6/12, including refrigerator filter
- 50-amp generator plug wiring

Exterior Highlights

- Full custom paver driveway
- Custom paver rear patio
- Powder-coated aluminum porch railings with IPE wood accents
- Water hose connection on deck for convenient cleaning
- Additional enclosed storage built into rear of home for garden tools and equipment
- Professional low-voltage landscape lighting
- Zoysia lawn
- Full irrigation system
- Pool-compliant fencing with self-closing and locking gates

Garage & Storage

- Epoxy-coated garage floor
- Additional built-in exterior storage
- Secure storage in primary suite

Included with the Home

- Bosch refrigerator
- Washer and dryer
- 85" TV in loft
- All window treatments
- Motorized sliding door blinds
- Reverse osmosis system
- Whole-home water softener and filtration systems

Recent Updates

- Culligan reverse osmosis filters replaced (6/12)
- Culligan water softener filters replaced (6/12)
- Refrigerator water filter replaced (6/12)