

# 127 SPINNAKER

## FEATURE SHEET

- Septic inspection completed July 2025
- Home alarm system
- 2 AC systems with 5 zones (1 per bedroom, 1 for bonus room, 1 for living/dining/kitchen)
- Whole-house dehumidifier
- Main bathroom with heated floors and under-cabinet sensor lighting
- 9' Anderson hurricane-rated tempered glass doors
- Synthetic, no-maintenance deck and front porch
- Whole-house generator with maintenance program (500-gallon underground propane tank for generator- seller owned)
- 2 120 gallon above ground propane tanks
- Screened porch with surround sound speakers
- Full roll-out awning on back deck
- Appliances new in 2019
- Laundry room set up for gas or electric dryer
- Two hot water on-demand systems
- Mechanical room with maintenance contract
- Two 120-gallon tanks
- Private dock access with 2 jet ski lifts and boat slip with power & water
- Shared adjacent lot – 4 homeowners split dock maintenance, electric, and water costs
- Irrigation system in front yard
- Attic storage
- 220 outlet in garage
- Enclosed crawl space with cement floor and electric . Can be used as storage.
- Boat and trailer storage