

HOME AMENITIES LIST

- HOME HAS NEVER FLOODED
- THE NEIGHBORHOOD AMENITIES INCLUDE POOL, TENNIS COURTS, PLAYGROUND, PICNIC BENCHES ALL MAINTAINED BY THE HOA.
- THE HOME BACKS UP THE LAKE WITH VIEWS FROM THE KITCHEN, LIVING ROOM, SUNROOM, PRIMARY BEDROOM, DINING ROOM AND GUEST BEDROOM.

INTERIOR

- KITCHEN - GRANITE COUNTER TOPS, ISLAND AND BUTLERS PANTRY. UPGRADED 42 INCH CABINETS AND UPGRADED FLOORING
- TUBLED TILE BACKSPLASH OVER SINK AND COOKTOP
- PLANTATION SHUTTERS WITH 3 1/2 INCH SLATS IN FORMAL DINING ROOM, KITCHEN, STUDY, FRONT BEDROOM, SUNROOM AND GARAGE.
- TWO A/C UNITS WERE REPLACED IN 2020. THE UNITS ARE DESIGNED WITH DIRECTED DUCTWORK ENABLING EACH UNIT TO SERVE A DIFFERENT PART OF THE HOME WITH 8 FOOT DOORS INSTALLED BETWEEN THE TWO PARTS OF THE HOME.
- UPGRADED CARPET IN SECONDARY BEDROOMS.
- THE HOME HAS 10 FOOT CEILINGS WITH DOUBLE CROWN MOLDING,
- THE SUNROOM HAS DOUBLE PANED LOW E WINDOWS
- ENGINEERED WOOD FLOORING INSTALLED IN 2022.
- SECURITY SYSTEM WIRING ON ALL WINDOWS AND DOORS CONNECTED TO SEVEN DETECTORS WITH BATTERY BACKUP.
- HOME HAS 2 ATTICS, ONE IN HOME ANOTHER IN THE GARAGE WITH STATIONARY WALK UP STAIRS WITH ACCESS TO 600 FEET OF FLOORED AND LIGHTED ADDITIONAL STORAGE.

EXTERIOR

- IRRIGATION SYSTEM INSTALLED IN 2021.
- GAF COMPOSITION ROOF INSTALLED IN 2015 WITH TRANSFERRABLE 25 YEAR WARRANTY.
- POWER COATED STEEL FENCH INSTALLED IN 2010 WITH 20 YEAR TRANSFERRABLE WARRANTY.
- SPRAYED RADIANT BAARRIER INSTALLED IN 2005.
- GFI PROTECTED OUTLETS ADDED ON PORCH AND GARAGE.

