

✨ **Luxury Waterfront Investment Upgrades & Property Enhancements**

This exceptional waterfront estate has been thoughtfully designed in 2015 with substantial infrastructure investments and lifestyle-focused enhancements, creating a turnkey coastal retreat designed for comfort, functionality, and long-term value.

Premium Waterfront Features

- Expansive 60-ft covered boathouse designed to accommodate larger vessels and elevated waterfront living
 - Secondary 20-ft covered boathouse equipped with a boat lift (boat lift components valued at \$1,200+)
 - 37' x 13' fishing pier complete with a covered fish-cleaning station featuring both water and electrical service — ideal for anglers and outdoor entertaining
 - Over 300+ linear feet of improved waterfront lifestyle amenities enhancing usability and recreation
- Flood free property and bottom floor of home

Advanced Water & Utility Infrastructure

- 250-ft private water well (installed 2015) with carbon filtration system and water softener
- Professionally installed dual PEX waterline system:
 - Dedicated filtered waterline servicing the home
 - Independent non-filtered line for exterior irrigation and outdoor faucets
- Plumbing installation investment exceeding \$2,300, reflecting the complexity and quality of the system
 - Aerobic septic system installed in 2015, providing modern efficiency and long-term reliability

Interior Improvements

- Whole home surge protector
- 29x11.5 apartment with full kitchen and bath
- 48x49 concrete under the house including porches
- State of the art kitchen appliances with a range
- All Cypress custom wood cabinets with ample storage in kitchen
- Butlers walk in pantry
- Propane gas fireplace and range
- 8ft doors throughout main home
- 10 Ft Ceilings throughout home
- 18 Ft Ceilings in the living room
- Cypress wood beams in living and accents on fireplace
- Spacious Utility room with extra storage and granite counter top space
- 7ft soaker tub in the primary bath
- Oversized walk in shower
- Custom buildouts in the primary closet

Exterior Improvements & Enhancements

- Newly remodeled well house (2026 – cost pending)
- Additional 26' x 42' secondary driveway offering expanded parking for boats, RVs, or guests
- 12' x 20' Morgan workshop/shed providing flexible storage or workspace options
- 3 Overhead doors 11x8, Smaller door is 8x7.5
- All new bulkhead to be completed
- Outdoor propane hookup from main tank for extra hook ups
- Outdoor kitchen with egg grill
- Direct access to intercoastal waterways

Mature Landscaping & Natural Privacy

- Approximately 45 established trees with over a decade of growth, creating a lush and private setting
- Four oak trees thoughtfully planted near the fishing dock, originally 15 feet at installation, enhancing long-term shade and waterfront ambiance