

# Home Highlights

## 2396 San Drift Ln, Crystal Beach

### Location, Views & Outdoor Living

- Beachfront / waterfront location
- All rooms with water views
- Upper-level bedrooms with direct access to deck
- Balcony with Gulf views
- Oversized lot (0.71 acres) + adjacent vacant lot for added privacy
- Large deck/patio for entertaining
- Trex decking (low maintenance)
- Tiki bar (2025)

### Interior, Layout & Finishes

- Open-concept living, dining & kitchen with high ceilings and natural light
- Gas fireplace (linear vented)
- Elevator (3-story access – rare feature)
- Two wet bars with sink & beverage refrigerator
- Custom Brazilian granite countertops + kitchen island & breakfast area
- Two primary suites + spa-style baths
- All bathrooms with double vanities + walk-in closets
- Vinyl plank flooring, ceiling fans, updated fixtures

## Systems, Upgrades & Features

- High-impact windows & doors (storm protection)
- Oversized 2-car garage + additional storage
- Ring camera & doorbell
- Public water
- New interior paint (2021/2022)
- New exterior paint (2025)
- New LVT flooring (2024)
- New water heater (2023)
- New refrigerator (2024)
- New sewer grinder pump (2025)
- New patio door (2026)