

Property Improvement List

11811 St. Augustine Dr.

Swimming Pool

- Designed and built by Preferred Pools
- 47x21 with 121' perimeter
- 8-foot deep end
- 21,163 gallons
- Glass waterline tile
- Stonescape plaster with 10-year warranty
- Pentair equipment
- LED pool, tanning ledge, and spa lights
- Polaris Quattro Sport cleaner
- 400K natural gas pool/spa heater
- Over 1,000 SF of spray deck
- Raised wall with columns and natural gas fire bowls
- Pentair deck jets
- Controlled via panel or app

Spa

- 9' diameter with 18" raised profile
- 32' perimeter
- 3.6-foot depth
- Glass rolled edge tile
- Bubblers
- Stacked and chiseled spillway

Fire Pit

- 38" diameter
- 18" height
- Natural gas

Permanent Lighting

- Installed by Astoria Lighting Company
- Gemstone RGBW LED lighting with color-matched track
- Controlled via app

Generator

- 26kW Generac natural gas generator with automatic transfer switch
- Installed by Preferred Pools
- 10-year warranty included
- Controlled via app

Pergola

- 12x14 structure with natural cedar
- Polygal roof and privacy slats
- Electrical box for TV and TV cover included
- Fan box with installed fan and decorative lighting
- Storage boxes for pool equipment

Security System (Blink)

- 9 exterior cameras including doorbell camera
- 5 interior cameras
- Additional spare cameras in pantry
- Controlled via app

Lennox Thermostats

- Programmable digital thermostats
- Controlled via panel and app

MyQ Garage Door System

- Hurricane-strength garage door
- Controlled via panel, remotes, or app

- Supports Amazon in-garage delivery

Hurricane-Ready Features

- Metal shutters stored in garage attic
- Permanent exterior mounting hardware installed

Sprinkler System

- Rain Bird irrigation system
- 10 programmable zones

Home Additions

- Under-stair safe room with electric and hidden bookshelf entry
- Expanded garage attic access with full flooring and lighting/electric