

## 2201 Water Way Amenities

- ❖ Custom home by Homes by Melrose Builders
- ❖ 4 bedrooms
- ❖ 3 1/2 bathrooms
- ❖ 2 bedrooms downstairs with ensuite bathroom (primary and guest room)
- ❖ 2 bedrooms upstairs
- ❖ Game room/Man Cave accessible from outside only.
- ❖ Office space
- ❖ Custom stained glass front door
- ❖ Custom cabinetry
- ❖ Granite counters
- ❖ Central Vac System
- ❖ Built in refrigerator
- ❖ Wine fridge
- ❖ Pullout trash & recycle drawers
- ❖ Double sided gas log fireplace with remote
- ❖ Walk in closets in all bedrooms
- ❖ Climate controlled Walk-in attic
- ❖ Additional walk-in attic space
- ❖ Sprinkler system
- ❖ Koi pond
- ❖ Storage/greenhouse
  
- ❖ Primary shower frameless with shower guard: 2022
- ❖ 2 Trane 2 speed AC units: 2023
- ❖ Heated towel rack: 2023
- ❖ Rinnai tankless water heater: 2024
- ❖ Climate controlled walk-in attic: 2025
- ❖ Stone look luxury vinyl throughout entire downstairs: 2025
  
- ❖ NEGOTIABLE: Generac Generator: 2024, Koi fish, Pool table
  
- ❖ EXCLUSIONS: Ring camera/alarm system, Primary toilet wash-let
  
- ❖ FYI: Seller is the listing agent