



12050 Bolero Point Lane

Bedrooms	4 Bed
Baths	3.5 Bath
Square Feet	4265 Sf
Lot Size	9344 Sf
Garage	2 Car
Year Built	2000

SYSTEMS

- HVAC Systems:** 2 AC Units, 2 Furnaces (2022)
- Water Heater:** (2017)
- Generator:** 24 kW Generac Generator (2024)
- Roof:** (2017)

INTERIOR UPDATES

- Foyer:** Wooden stairs, restrained hand rail, risers, & iron balusters, double crown chandelier, flush 5-setting disc lights (2021)
- Kitchen:** Bosch dishwasher (2025), quartz countertops, porcelain tile backsplash, gold hardware and faucet, double sink, disposal, porcelain tile flooring, LG oven, microwave, refrigerator, dishwasher, modern light fixture (2021), cooktop (2017) *All appliances included
- Family Room:** Quartz stacked stone ledger surround fireplace, quartz hearth (2021)
- Breakfast Room:** Three custom window roll-up shades (2023), installed a geometric chandelier (2021)
- Dining:** Cove lighting, painted walls, and wainscoting (2021)
- Office/Study:** Crystal chandelier, flush 5-setting disc lights (2021)
- Primary Bedroom:** Custom blinds to windows and door (2023), crown chandelier light fixture, flush 5-setting disc lights (2021)
- Primary Bathroom:** Large soaking tub, porcelain tile surround, rimless glass shower doors, double shower heads, quartz countertop vanities, sinks, chrome faucets, flush 5-setting disc lights, mirrors (2021)
- Primary Closet:** Porcelain tile flooring, modern light fixtures (2021)
- Powder Bath:** Gold vanity light fixture (2026), vanity with marble top, sink, gold faucets, and porcelain tile floor (2021)
- Game Room:** Replaced 5 windows (2023), replaced carpet, flush 5-setting disc lights, replaced thermostat (2021)
- Upstairs Bedrooms:** Ceiling fan, replaced closet ceiling lights (2026), sliding glass window (2023), ceiling fans, carpet, flush 5-setting disc lights (2021)
- Upstairs Bathrooms:** Quartz countertop vanities, mirrors, sink, and faucets (2021)
- Upstairs Secret Room:** Replaced ceiling light (2021)
- Windows:** Replaced & resealed 6 upstairs windows (2023)
- Laundry:** Porcelain tile flooring, double hanging rods (2021)

EXTERIOR UPDATES

- Modern light fixtures to outside doors and flood light fixtures, painted doors, garage door (2026)
- LiftMaster gate opener: (2026)
- Driveway gate battery: (2025)
- Planted 27 jasmine vines, French drain from side yard to street, gutter over garage with leaf control (2024)
- Custom black double front doors (2023)
- Wooden fence/ gate, iron fences/ gate painted 2022)
- Installed iron driveway security gate, fence, walking gate (2017)
- Finished out the garage with drywall and created an attic (2017)
- **Pool:** Replaced timer for pool equipment and refurbished pool Polaris (2023), Janus pool equipment (2022), resurfaced plaster (2017)

PROPERTY HIGHLIGHTS

- Corner lot overlooking the lake
- Sunset views
- No neighbors behind
- Pool up to 6ft deep with waterfalls and lighting
- Close proximity to clubhouse, gym, tennis courts, volleyball courts, and walking path
- Guard gated community

**Per Seller*



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