

# Property Features & Upgrades

## Outdoor Features & Grounds

- Fully fenced property with two automatic gated entrances
- Concrete entrance driveway
- Decorative rock mailbox
- Solar lighting throughout cedar fence line
- Four light poles providing additional exterior lighting
- Treated wood bridge
- 4-foot-wide concrete sidewalks throughout property
- Front drainage system to ditch
- Pond with fountains, aerators, and bass fish
- Pond drainage system installed
- Fishing deck
- Water access throughout property with PEX plumbing and stationary self-retractable water hoses
- Approx. 100+ mature trees over 40 ft tall, professionally cleaned up to 20 ft height
- Myrtle trees and mature live oak trees throughout property
- Approx. 50 plants and decorative pots included

## Main Home / Mobile Home Features

- Metal roof addition
- New windows
- New flooring with sprayed floor insulation
- Interior recessed can lighting
- Exterior lighting around entire home
- New sink and faucets
- Toilets replaced approximately 3 years ago
- Treated wood skirting
- Limestone accents at front and back exterior
- Wheelchair-accessible ramp
- Backup 2-ton mini-split A/C system
- Generac gas generator for emergency backup power
- Surveillance camera system with Ring security

## Guest Accommodations & Additional Buildings

## **Guest Houses**

- Two guest houses included:
  - 12' x 24' guest house
  - 20' x 20' guest house with 8' x 20' rooftop deck
- Rock skirting
- High-quality laminate flooring
- Mini-split A/C systems

## **Workshop / Metal Building**

- Large metal shop building with:
  - Spray foam roof insulation
  - 2-ton mini-split A/C
  - 20' x 24' covered patio addition
  - TV and pool table
  - Shelving for tools and storage

## **Additional Structures**

- 10' x 12' storage building with mini-split A/C could be used as additional living space
- 8' x 8' wood storage area for outdoor tools
- Outdoor restroom and shower building (8' x 8' x 8') with mini-split A/C
- Fenced 16' x 16' pet house with tiled floors, tiled walls, and mini-split A/C
- Large tiki hut with concrete flooring and lighting

## **Entertainment & Outdoor Living**

- Huge entertainment pavilion featuring:
  - Wireless sound system
  - Outdoor TV
  - Outdoor kitchen
  - BBQ grill
  - Large sink
  - Freezer
  - Refrigerator
  - Bar seating/surface
- Covered deck patio roof
- 12-foot hexagonal concrete fire pit area

## **Fruit Trees & Landscaping**

- Extensive fruit tree collection including:
  - Fig trees
  - Lemon trees
  - Tangerine trees

- Apple trees
- Loquat trees
- Peach trees
- Pear trees
- Sprinkler system
- Dedicated sprinkler system for fruit trees and rose garden
- Incomplete greenhouse ready for customization

## **Utilities & Infrastructure**

- New well motor
- All buildings equipped with their own electrical panels
- Two electric meter posts
- New electrical panel installed for future expansion
- RV hookup connections for 20/30/50 amp service
- Two automatic filtered dog watering bowls