

# The Details Matter

## INTERIOR

HARDWOOD FLOORS – FULLY REPLACED POST-HARVEY THROUGHOUT ENTIRE MAIN LEVEL | CONTINUOUS, GRAIN-MATCHED

TRAVERTINE FLOORING – RESTORED BY KINGDOM RESTORATION

CUSTOM FIREPLACE SURROUND WITH MIRROR GALLERY AND WINDOW TRIM

CUSTOM BAR DOORS – DESIGNED AND INSTALLED 2017

CUSTOM MASTER CLOSET BY COASTAL RENOVATIONS | \$27,000+

COMMERCIAL COOL-TECH ICE MACHINE – PLUMBED IN, STAYS WITH HOME

WINE FRIDGES AND BAR GLASSWARE – STAY WITH HOME

WARMING DRAWER | KITCHENAID DISHWASHER

BUTLER PANTRY – PLUMBED, SINK AND STORAGE

WHOLE-HOME CONTROL4 CUSTOM DRAPES AND AUTOMATED BLINDS

## OUTDOOR & ENTERTAINING

TROPICOL 50 AMP CHILLER | POOL HEATER | COLOR-CHANGE LED LIGHTING | IMPORTED HANDMADE FRENCH TILE

CUSTOM PERGOLA WITH BUILT-IN CEILING FANS | OUTDOOR ELEMENTS, 2019

CUNNINGHAMS-BUILT OUTDOOR KITCHEN – GRILL, PREP AREA, REFRIGERATION | STAYS WITH HOME

SYNLAWN PRECISION PUTT PROFESSIONAL-GRADE PUTTING GREEN

POOL HOUSE – AC SPLIT UNIT, FULL BATH, REFRIGERATOR

DRIVEWAY EXPANDED BOTH SIDES WITH NEW EXPANSION JOINTS | ~20-CAR CAPACITY

MATURE PRIVACY TREE LINE – PLANTED OVER 14 YEARS

CITRUS TREES

## STRUCTURE & SYSTEMS

BUILT 1988 | OWNED BY THE KERR FAMILY SINCE 2012

FULL ROOF REPLACEMENT – EVERY FLASHING, PIPE JACK, RIDGE, GARAGE, CARPORT, AND POOL HOUSE | MANUFACTURER LIFETIME WARRANTY

TRANE 17 SEER HVAC | SIX ZONES | DUCTS FULLY REPLACED

TWO WHOLE-HOME DEHUMIDIFIERS

CUMMINS 60 KW WHOLE-HOME GENERATOR

THREE TANKLESS RINNAI WATER HEATERS | MASTER WING ON DEDICATED UNIT

DITEK WHOLE-HOUSE SURGE PROTECTION

IAQ AIR SCRUBBER WHOLE-HOME AIR PURIFICATION

PELLA INSULATED TEMPERED LOW-E SUNDEFENSE GLASS | EVERY WINDOW, WHOLE HOME

## SMART HOME & TECHNOLOGY

CONTROL4 WHOLE-HOME AUTOMATION – LIGHTING, AUDIO, CAMERAS, CLIMATE | ~\$200,000 INVESTED | MAINTAINED BY RND

## FLOOD & RESILIENCY

HURRICANE HARVEY – MINOR WATER PENETRATION REMEDIATED | FEMA-CERTIFIED | EXTERIOR GRADE BUILT UP POST-HARVEY | PROPERTY NO LONGER IN FLOODPLAIN PER CURRENT FEMA MAP

## INCLUDED WITH HOME

ICE MACHINE | WINE FRIDGES | BAR GLASSWARE | OUTDOOR GRILL AND KITCHEN | POOL EQUIPMENT | GENERATOR | ALL ATTACHED FIXTURES | CONTROL4 SYSTEM | CUSTOM DRAPES AND BLINDS

SOME FURNITURE AVAILABLE FOR NEGOTIATION