

2 Regency Point

Features, Updates & What we love about this home

Property Highlights

- Open water views with beautiful sunrises and evening reflections across the lake
 - 3 bedrooms, 3 full bathrooms, and a two-car garage
 - High ceilings, updated paint, and an open floor plan designed for easy living and entertaining
 - Spacious living and dining areas with tray ceiling, recessed lighting, and wet bar with wine chiller
 - Primary suite and secondary bedroom/office both positioned to capture the water views
 - Upstairs game room/flex space currently used as a wine room
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Kitchen & Interior Features

- Cambria quartz countertops throughout with upgraded plumbing fixtures and sinks
 - Ocean Pearl glass tile backsplash in kitchen, wet bar, and bathrooms
 - Wet bar with hammered nickel sink and chrome faucet
 - 100% waterproof flooring on first floor and in primary suite
 - Custom blinds throughout the home
 - Newer doors, baseboards, and crown molding
 - Mediterranean-style pocket doors in upstairs bathrooms
 - High-quality nautical-inspired ceiling fans (Minka Aire – Tri-Supply)
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Bathrooms & Comfort

- Custom walk-in shower in primary bath
 - Soaking tub in guest bath
 - New water softener
 - HVAC system replaced in 2025
 - New windows and updated attic insulation for improved energy efficiency
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Outdoor Living & Lifestyle

- Screened patio and balcony for year-round enjoyment
- Multi-tiered deck for added outdoor living space

- Rod iron fenced backyard
 - Patio and balcony finished with Turkish glazed shell tile
 - Direct boat access to waterfront restaurants
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Additional Features

- Bulkhead recently replaced
 - Epoxy garage flooring with custom storage shelving
 - Additional electrical outlets in garage, balcony, and floor plugs in living areas
 - Security lighting in front and back of property
 - Solid core exterior doors with enclosed blinds on patio/balcony doors
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Community Benefits

- HOA maintains roof, exterior structure, and common area landscaping
- Low-maintenance living in Regency Point Townhome Community