



Ashley Sellier

Real Estate Broker Associate

Seller Updates and Important Information

2024

- Outdoor additional paving

2022

- Bamboo flooring upstairs, downstairs, and stairs
- kitchen cabinets, appliances, and countertops
- Bathroom vanities in all bathrooms
- Open wall between kitchen and den
- All light switches and power outlets
- Smart wifi thermostats

The neighborhood amenities include the following:

- Neighborhood pools
- Splashpad
- Parks
- Tennis courts
- Picklball courts
- Clubhouse
- Walking/running/biking trails with beautiful lake views
- Sand Volleyball courts
- Oyster Creek Boathouse with lake access for fishing and non-motorized boats
- Kayaks are available for use.

Exclusions:

- Mantel in living room will be replaced with a white one that matches the walls
- Doorbell camera
- All security cameras
- TVs but not the mounts

Items that can remain with the home:

- Kitchen refrigerator
- Washer and Dryer are negotiable
- Outside TV
- Grill located on back patio
- Outside string café lights
- Pool cleaning equipment
- Island in kitchen
- Patio furniture