

20300 Crosby Eastgate Drive
Special Features, Included & Excluded Items

Features & Upgrades:

Inside

- Upstairs room, partially finished and plumbing stubbed out for a full bathroom - when finished will add an additional **1059** square feet - room is accessed via a hidden stairway in the office. **AC linesets already in place.**
- Brick barrel ceiling in the foyer
- 10-12 Foot ceilings throughout w/8 foot interior doors
- Stained concrete flooring throughout
- 12 Foot coffered ceiling in living room
- Plantation shutters + custom casement windows in the kitchen
- Safe room, hidden wall safe, alarm system
- Custom built-in cigar humidor cabinet that locks
- Gated custom wine room with ample storage & wine fridge
- Spacious pass-through butlers pantry with sink and extensive cabinet storage
- Walk in pantry + additional pull out pantry next to the fridge
- Stainless steel 6-burner gas range w/flat top & double oven
- Deep farmhouse sink & additional produce sink
- Hidden cabinet storage in kitchen
- Laundry/Mud room with sink, extensive cabinet storage, bench seat, extra fridge hookup
- Primary bedroom features:
 - Peaceful sitting area
 - His & Hers walk-in closets with built in storage
 - Double sinks, dedicated vanity, custom chandelier lighting, custom mirrors and fixtures.
 - Separate outlets in her drawer for curler, etc
 - Raised tray ceiling with crown molding and recessed lighting.
 - Spa-inspired wet room featuring floor-to-ceiling marble-look tile, frameless glass, dual rainfall showers and a freestanding clawfoot soaking tub.

Outside

- 11.78 Acres unrestricted ranchette
- 10 Acres pine forest ag exemption in place (trees cover roughly 7 acres – light harvest in about 10 years, full harvest in 20)
- Private well & septic
- Home is situated away from the road
- Fenced perimeter
- Electric driveway security gate

- Large aerated and stocked pond with dock & shady pergola seating area stocked with catfish, hybrid bass and carp.
- Custom stone exterior and gutters around entire home
- 2-car garage pre-plumbed for an outdoor sink & additional outside parking pad area
- 2 AC units with media filters, UV lights, & 2 tankless gas water heaters
- Whole-house generator
- Fertigation sprinkler system
- 400-Amp service in place for future shop or barn addition
- Rolling hurricane shutters on all windows and doors
- Backyard covered patio with outdoor kitchen, bar seating, speakers, and fireplace
- Front door security keypad / deadbolt, rear doors security keypad/deadbolt
- 2 Permanently installed commercial grade full-sized flag poles

Included in Sale:

Inside

- Dining room table
- Exterior Speakers
- Kitchen Fridge
- Exterior TV

Excluded from Sale:

Inside

- HVAC built-in scent diffusing system
- Laundry Room Fridge
- Washer & Dryer
- Wine Fridge in the wine room
- Shelving in the hall storage room

Outside

- All patio Furniture