

Salient Features

Redone top to bottom with top quality materials and fixtures

General

LVT flooring throughout

Sherwin Williams Cashmere paint throughout

5 ¼ " baseboards

Top quality painted wood cabinetry and quartz countertops throughout

- Soft close drawers

- Corner shelving

- Trash/recycle drawer

- Spice drawer

- Storage cabinets on seating side of island

12' ceilings in the living area with 16' entry ceilings

9" crown moulding throughout

LED lighting throughout, most with dimmers

Plantation shutters

All furniture stays (some antique pieces and art excluded)

- Natuzzi, Baer's and City Mattress

- Master bedroom mattress is Pranasleep

Roof clean coverage - renewal due in August 2024

Exterior

Two coats of Sherwin Williams paint

Full house generator with step initiation for high demand appliances

500 lb propane tank with remote monitoring system

Fully automated roll down hurricane screening on lanai window and openings
(requires hand installation on small end)

Rear landscape lighting, brass fixtures for longevity

Newer garage and side door lights

Newer irrigation control

Air conditioning was replaced in 2017 by previous owner

Keyless front door lockset, wi fi enabled

Outdoor Living

Heated salt pool with pavers

Auto fill and drain on pool with piping to prevent excess water from running into landscape

Oversized paver driveway, pool decking and walks

Custom tiki bar with fan, lighting and power outlets

6' fan on lanai

High end furnishings with multiples seating areas – all upholstered with Sunbrella fabrics

Garage

Epoxy flooring

Garage cabinets

Slatwall with extra 4 x 8 panel in box

Drill operated hanging storage

Insulated garage door

Belt drive garage door opener with camera 2022

Tesla charger

We will finish painting garage walls

Kitchen

Chef's Kitchenaid stainless steel appliance package with 42" refrigerator and 36" induction stove (\$22,000 in 2021)

Extensive storage and lighted display cabinets above

Lighted backsplash

Backsplash is sealed to prevent stains behind stove

Beverage center

Four shelf double door roll out pantry

Drawer storage

Custom artisan hand blown pendant lighting

Living

Custom built wine bar with four bottle cruvinet, separate temperatures for white and red

42 Bottle wine refrigerator, separate temperatures for white and red

Glass front upper cabinets

Master Bath

Free standing tub

Dual sinks with oversized vanity and stack storage

4 x 6 shower with floor to ceiling tiles

Custom closet system

Lighted mirrors with three temperatures and dimmers

Roll out drawers under sinks

Laundry Room

Extensive storage

Extra refrigerator