**Interior Features:**

* Open floor plan
* Lots of natural light
* Neutral paint colors – Sherwin Williams Accessible Beige
* Crown molding
* Wood flooring (Bella Cerra Villa Bocelli – French Oak) - 2023
* Art niches
* 2-story entry
* 2-story family room:
	+ Fireplace with gas logs
	+ Built-ins
	+ Decorative art niches
	+ Large windows with pool and backyard views
	+ Wired for surround sound
* Home office:
	+ French doors
	+ Dedicated 20 amp circuit
* Formal dining
* Game room with built-in desk
* Lots of storage – walk-in closets

**Kitchen Features:**

* Granite counters
* Tile backsplash
* Island
* Gas range
* Dishwasher replaced in 2022
* Microwave replaced in 2022
* Pantry
* Breakfast bar

**Primary Bedroom and Bathroom Features:**

* King sized bedroom
* Bay window with pool views
* Double sink vanity with make up area
* Shower with seamless glass enlosure
* Garden tub
* Linen closet
* Large, walk-in closet with built-in shelving

**Exterior and Outdoor Features:**

* Culdesac street
* Private backyard
* No back neighbors
* Stone and Brick front elevation
* Ring doorbell
* Covered front porch
* 2.5 car garage
* Irrigation system
* Gutters
* French Drains
* Lighting package in front and backyard – lights up trees and pathway
* Lap lane 42’ x 27’ pool (built in 2018):
	+ Chlorine
	+ Pebbletech
	+ Depths of 3.5’ x 5’ x 7’
	+ 28k gallons
	+ Sun deck / Tanning ledge
	+ (2) Bubblers on Tanning ledge
	+ (2) 48” Cascading waterfalls / Sheer descents
	+ Shooting water fountains
	+ Seating ledge
	+ Pool lights
	+ (3) Firebowls – self-light
	+ Pentair ScreenLogic – control pool functions from your mobile phone
* Heated spa with 8 jets
* Firepit with lava rock
* Outdoor kitchen
	+ 42” grill
	+ Counter height bar
	+ Sink
	+ Fridge
* Covered patio
* Tropical landscaping

**Mechanical and Structural:**

* Roof replaced in 2016
* (2) water heaters replaced in 2020
* Radiant attic barrier