

Prepared by Homeowner - January, 2018 (6 pages):

NEIGHBORHOOD AMENITIES

LOW HOA DUES - \$292.00 / YEAR - HOA IS ACTIVE WITH ANNUAL MEETING, NEWS LETTER, CHRISTMAS PARTY AND OTHER EVENTS

GREAT LAKEFRONT AND LAKE ACCESS COMMUNITY WITH DOCK, BOAT RAMP AND FENCED BOAT AND TRAILER STORAGE FOR RESIDENTS ONLY

SMALL NEIGHBORHOOD WITH STREET LIGHTS

LARGE CORNER LOT WITH 20 FOOT HOA EASEMENT BUFFER ON RIGHT SIDE OF LOT (OUTSIDE FENCE)

FUTURE PHASE 4 OF REGATTA SUBDIVISION LAKEFRONT DEVELOPMENT OF 11 WATERFRONT LOTS (1 ACRE EACH) WITH DOCKS ACROSS REGATTA ROAD FROM HOUSE - WILL PROVIDE MORE WATERFRONT VIEW - PRICED FROM \$399K - \$550K.

FEATURES

RENOVATIONS / UPGRADES COMPLETED IN 2015

2 STORY FAMILY ROOM WITH CUSTOM BUILT-INS AND BLACK MARBLE SURROUND NATURAL GAS FIREPLACE

HEAVY CROWN MOLDINGS THROUGHOUT - TALL BASEBOARDS – CHAIR RAILINGS IN OFFICE, DINING ROOM AND BREAKFAST ROOM

WAYNES COATING IN DINING ROOM AND OFFICE

CUSTOM BUILT-INS AND DUAL GLASS PANEL DOORS IN OFFICE

9 FOOT CEILINGS ON 1ST FLOOR WITH 14 FOOT VAULTED CEILING IN MASTER BEDROOM

8 FOOT CEILINGS ON 2ND FLOOR W / CROWN MOLDINGS

CUSTOM MULTI LEVEL STAIRCASE AND RAILINGS WITH 141 METAL BALUSTERS

4 BEDROOMS ON 2ND FLOOR W / (2) JACK & JILL BATHROOMS ON 2ND FLOOR

2ND FLOOR HAS EXTRA LARGE CLOSETS AND LARGE LINEN CLOSET

MASTER BEDROOM ON 1ST FLOOR W / (2) CUSTOM WALK-IN CLOSETS IN MASTER SUITE

INTERIOR UPGRADES

NEW KITCHEN WITH CUSTOM BUILT FURNITURE STYLE SOLID WOOD CABINETS - UNDER CABINET L.E.D. LIGHTING - CUSTOM PANTRY - LOTS OF DRAWERS - CUSTOM LEADED GLASS UPPER CABINET DOORS - LG STUDIO BRAND APPLIANCES - BEAUTIFUL GRANITE COUNTER TOPS AND CUSTOM SPLIT S.S. SINK WITH DELTA TOUCH FAUCET - OVERHEAD LIGHTING

NEW CUSTOM RANGE HOOD WITH DOWN DRAFT FAN AND EXTERIOR VENTING

NEW RINNAI TANKLESS WHOLE HOUSE HOT WATER HEATER - NATURAL GAS

NEW (2) CARRIER HVAC HIGH ENERGY EFFICIENT UNITS AND THERMOSTATS

NEW CONCRETE STEPS IN GARAGE

NEW INTERIOR PAINT - WALLS, CEILINGS, TRIM AND BUILT-INS - SHERWIN WILLIAMS TOP GRADE PAINT

NEW HARDWOOD FLOORING ON 1ST AND 2ND FLOOR

NEW CUSTOM CARPET IN 3 OF THE 2ND FLOOR BEDROOMS

NEW HARDWOOD FLOORS IN 4TH BEDROOM ON 2ND FLOOR

COMPLETE RENOVATION OF ALL 4 BATHROOMS - NEW GRANITE COUNTER TOPS WITH KOHLER UNDERMOUNT SINKS - NEW FAUCETS AND PUSH BUTTON DRAINS - NEW CUSTOM TILE FLOORING WITH EPOXY GROUT - MIRRORS - LIGHTING - EXHAUST FANS

MASTER BATHROOM - NEW GLASS ENCLOSED CUSTOM SHOWER - NEW GARDEN STYLE TUB WITH NEW PLUMBING AND FIXTURES - DOUBLE GLASS PANEL ENTRANCE DOORS WITH CUSTOM DOOR KNOBS

NEW FURNITURE STYLE VANITIES IN MASTER BATH AND POWDER ROOM

REFINISHED VANITIES IN BOTH 2ND FLOOR BATHROOMS

2ND FLOOR JACK & JILL BATHROOM - NEW SHOWER AND SOAKING TUB WITH NEW PLUMBING AND FIXTURES - CURVED SHOWER ROD

2ND FLOOR JACK & JILL BATHROOM - NEW WALK-IN SHOWER WITH NEW PLUMBING AND FIXTURES

NEW NICKEL AND CHROME TOWEL RACKS, TOILET PAPER HOLDERS AND HAND RAILS

NEW KOHLER COMFORT HEIGHT TOILETS- STAINLESS STEEL BRAIDED WATER SUPPLY LINES WITH NEW SHUT OFF VALVES

NEW CUSTOM BUILT WOOD SHELVING AND WOOD RODS IN ALL CLOSETS

RENOVATED DUAL MASTER WALK IN CLOSETS WITH DUAL LEVEL HANGING SECTIONS AND BUILT-INS

CUSTOM PLANTATION WINDOW SHUTTERS THROUGHOUT HOUSE

NEW CEILING FANS AND CONTROLS

NEW LAUNDRY ROOM CABINET AND WOOD SHELVING AND ROD WITH CUSTOM SHELF FOR FOLDING LAUNDRY

NEW NICKEL FINISH DOOR HINGES ON ALL DOORS (96 SETS)

NEW NICKEL FINSH LEVER STYLE DOOR HANDLES ON ALL DOORS

NEW LIGHTING ADDED TO 1ST FLOOR CLOSETS

NEW RECESSED L.E.D. LIGHTING IN FAMILY ROOM, MASTER BEDROOM, MASTER BATH, OFFICE AND KITCHEN

ALL TRIM, CROWN MOLDINGS, BASEBOARDS AND BUILT=INS PAINTED

NEW LIGHT FIXTURES THROUGHOUT HOUSE

NEW HVAC FLOOR AND CEILING REGISTERS

NEW RECTANGULAR ELECTRICAL OUTLETS AND CUSTOM LIGHTED ROCKER WALL SWITCHES

EXTERIOR UPGRADES

NEW LIFETIME ROOF

NEW (2) CARRIER HVAC HIGH ENERGY EFFICIENT UNITS

NEW GARAGE LIGHTS AND L.E.D. FLOOD LIGHTS

NEW FRONT PORCH LIGHT

NEW REAR PORCH L.E.D. RECESSED LIGHTS AND ALL WEATHER FAN

NEW PAINT ON STUCCO ACCENTS, DOORS AND TRIM

ADDITIONAL GUTTERS (DOWN SPOUTS DRAIN UNDERGROUND TO STREET) WITH FULL LEAF GUARDS

NEW DOOR HANDLES AND DEAD BOLTS ON ALL DOORS

NEW LANDSCAPING - PLANTS, PALM TREES, GRASS (REAR YARD AND SIDE YARD BY STREET), CUSTOM RETAINING WALL IN FRONT YARD, NEW ROCK BEDS IN FRONT AND SIDE YARDS.

LOW MAINTENANCE YARD AND FLOWER BEDS

UPGRADED FULL YARD SPRINKLER SYSTEM WITH DRIP IRRIGATION IN BEDS

NEW CUSTOM HARDSCAPE SIDEWALK WITH 12 FOOT X 24 FOOT PATIO WITH SEATING WALL IN REAR YARD (ADJACENT TO FUTURE POOL)

CUSTOM 5 FOOT HIGH ALUMINUM FENCE WITH 3 WALK GATES AND 1 DRIVE THRU GATE. (EASY ACCESS TO BUILD FUTURE POOL IN REAR YARD)

NEW CUSTOM HARDSCAPE PATIO (10 FOOT X 20 FOOT) WITH SEATING WALL

NEWLY STAINED FRONT PORCH FLOOR AND REAR CONCRETE PORCH FLOOR (10 FOOT X 20 FOOT)

**NEW 8' H X 9' W INSULATED GARAGE DOORS WITH 2 NEW
LIFTMASTER GARAGE DOOR OPENERS WITH PHONE APP
TECHNOLOGY**

NEW CUSTOM FRONT DOOR AND SIDE LIGHT PANELS

NEW EXTERIOR FIBERGLASS SIDE GARAGE DOOR

NEW GLASS INSERT WITH MINI BLINDS IN REAR PORCH DOOR

NEW FREEZE PROOF WATER FAUCETS

NEWLY CAULKED WINDOWS AND DOORS