

# Highlights of the Home

- The two-car garage is conditioned with an insulated garage door and dedicated slim line HVAC unit making this an ideal workshop, hobby/craft space, fitness studio...
- HVAC 2019, Bonus Room/4<sup>th</sup> Bedroom has a dedicated slim line HVAC
- Generator Bypass System for the 120V outlets, 50 amp RV hookup with extension cables
- Engineered Hardwood first floor living areas and bedrooms, Tile in baths, kitchen, and breakfast. Lovely crown molding in foyer and dining room, Vaulted and tray ceilings.
- Screened patio, Leaf Filter Gutter Protection, Astroguard Hurricane Cloth system
- Gas Fireplace in Living Room, Granite Counters in Kitchen, Enlarged tile shower with glass enclosure, rain shower head, bench, and grab bars
- Dining room area can be converted to an office or den as desired
- Walk-in attic space can be accessed from the upper level bonus room
- Enchanting, fenced yard overlooks pond and offers a natural setting for birds and privacy

## & Community Amenities

- Outdoor Pool & Kiddy Pool
- Clubhouse
- Tennis Courts
- Pickleball Courts
- Playground
- Trails, Wooden Bridges, Sidewalks

