

FEATURE SHEET

487 MARLIN CIR, BAREFOOT BAY, FL 32976

MAJOR UPDATES & SYSTEMS

- 3-dimensional shingle roof (2024)
- Porch roof recoated (2025)
- A/C 6-7 years old (Sabol Air)
- Water heater (2024)
- Wired for a generator with separate indoor panel + hookup
- Rigid generator with Yamaha motor included
- Insulated double pane windows & doors (approx. 3 yrs)
- Shutters for all windows & doors
- New vinyl soffits
- General Ionics water purification system
- Sprinkler system in place (well needed or connect to city water)

INTERIOR HIGHLIGHTS

- Fully remodeled interior - top to bottom
- New wood-look vinyl flooring throughout
- Tile flooring in baths & laundry
- New interior doors
- New window treatments
- New LED lighting & ceiling fans throughout
- Ceilings & interior walls recently painted
- 3 newer insulated impact-resistant skylights

KITCHEN

- Quartzite counters
- Huge center island with seating
- Stainless steel appliances (approx. 2 yrs old)
- Pantry + pull-out cabinetry
- Shiplap backsplash
- Updated electrical & outlets
- Garbage disposal (2 yrs old)

LIVING & LAYOUT

- Split bedroom floor plan
- Large living room
- 4 bedrooms

PRIMARY SUITE

- Two closets
- Built-in vanity/makeup area
- Built-in desk area
- French doors to bath
- Double sinks with quartz counters

BATHROOMS & LAUNDRY

- Updated vanities with stone counters
- Indoor laundry room
- Storage closet + cabinets above washer/dryer
- Utility sink (in workshop)
- 2 new toilets

BONUS SPACES

- Wine/coffee bar with stainless steel beverage fridge
- Tiled, enclosed & raised porch with its own A/C (included in sqft)
- Workshop/storage room
- Built-in office area + sunny makeup area in primary suite

EXTERIOR

- Double driveway (freshly painted)
- Carport + golf cart carport
- Back patio
- Beautifully landscaped
- Meticulously maintained
- Motion 360 security cameras (app connected) in the front and back of the house
- Party lighting in the carport area