

997 Buckthorn Trail -Property Highlights & Major Upgrades

Lot & Setting

- Oversized 0.29-acre preserve lot
- No rear homes overlooking pool
- Extended paver driveway + front porch + side access
- Professional landscape upgrades with uplighting
- Irrigation system upgraded with inline filtration

Structural & Builder Upgrades

- Extended lanai footprint
- Extended pool with spa + waterfall feature
- Picture-window pool enclosure for enhanced preserve views
- In-ground gas lines installed for grill and fire pit
- Solid maple cabinetry throughout (kitchen, baths, laundry)
- Premium granite in kitchen and baths
- Full shower enclosures (no builder-grade tub combos)
- Upgraded tile flooring throughout main living areas
- Sliding glass doors in primary bedroom
- Insulated garage doors
- Sound-reduction sheetrock upgrades in primary suite & garage

Outdoor Living Investment

- Custom outdoor kitchen (gas grill, smoker, sink, refrigerator, granite counters)
- Tongue & groove cypress ceilings (lanai + front entry)
- Built-in gas fire pit
- Pool automation system
- Pool enclosure lighting and electrical

Interior & Technology Enhancements

- Whole-home audio system (interior + lanai)
- Home security system
- Electrostatic + UV air filtration systems
- Kitchen sink filtration system
- EV high-voltage charging outlet
- Epoxy-coated 3-car garage floor
- Upgraded lighting fixtures throughout
- Custom closet systems

Major Recent Updates (2024–2026)

- NEW ROOF (100% peel & stick underlayment and 160 mph shingles) (2026)
- Exterior painted (2025)
- Interior trim and select rooms repainted (2025)
- Pool deck refinished (2025)
- Upstairs AC air handler coil replaced (2024)
- Upstairs AC control board replaced (2026)
- Pool pump upgraded to 2-speed system
- Pool heater serviced
- Washing machine replaced (2026)
- Garage door openers replaced
- Fire & carbon monoxide detectors replaced
- Both AC units professionally serviced (bi-annual maintenance)

Value Perspective

Significant structural and lifestyle upgrades completed during build and post-construction - many of which would be substantially more expensive to replicate in today's market.