

Mecina II- Elevation A- Reeling Park Castillo Series

4 Bedrooms plus an Office/Den downstairs and additional Office Upstairs

3.5 Bathrooms- Brushed Nickle Delta Faucets, 2 Full Shower/tub combos upstairs

Primary Retreat and Laundry Downstairs

Zero Maintenance Home- all exterior landscaping and irrigation is maintained by the HOA to include weekly lawn care, weeding, annual replenishment of bark/mulch, tree trimming, sprinkler maintenance, etc. Homeowner only maintains interior courtyard. HOA will also perform periodic Exterior pressure washing and painting of the entire home.

2-minute walk to Addison Village Clubhouse, dog park, beach volleyball, playgrounds with covered picnic area, lake, walking paths throughout neighborhood

Upgrades

8-foot Interior Doors with Black Hardware, Crown Molding, Tile “wood-look” floors throughout main living area, extra-large tiles in Master Bath, custom tile in laundry

Gourmet Kitchen- Solid Quartz Counters with Designer Tile Backsplash, Soft-close cabinets with pull-out drawers, 36” Cooktop with Drawer Bank Below, Vent Hood, Wall Oven/Micro Combo, Built-in Refrigerator, Samsung Smart Appliance Package with Bespoke Fridge, Delta Voice IQ Faucet in Champagne Bronze, White Porcelain Farmhouse Sink, Pot Filler

Custom Island with hand-blown glass Hawaiian Lava Lights

6 fit Linear Fireplace with Solid Walnut and Iron Mantel

Master Bath- dual his/hers showers with Rain Shower Head and brushed nickel finishes

Plantation Shutters in all bedrooms, front office

Courtyard Spa and Grill Hookups. Prewire for Spa on Lanai 30 Amp 240 Volt

BOLT Technologies Electrical Package- low voltage options, USB ports throughout, pre-wired speakers/entertainment system both inside and outside courtyard, security system with 5 cameras, Ring Doorbell for Keyless Entry

Cat-6 Phone Outlets, RG-6 Cable Outlets with Structured Wiring Box and Wired Access Points. Wi-fi boosters throughout and access to AT&T Fiber

Large 2 car Garage with Exterior Keypad for Entry, Epoxy Floor and Attic access for storage

Ceiling Fans in every room and on Lanai

Laundry room includes a sink with additional cabinets/storage

All exterior windows are Hurricane Rated and interior courtyard windows have metal shutters

Iron baluster staircase with stained handrails