

1060 Montego Bay N – Strategic Upgrades & Features

Major Systems & Infrastructure

- Seawall replaced (2021)
- HVAC system updated (2023)
- Electrical system upgraded including interior panel and main line from FPL
- Kitchen plumbing re-plumbed
- Gas service for furnace with gas dryer connection and stove capability
- Sprinkler well with full-property irrigation system

Storm Protection & Structural Enhancements

- Large **impact-rated windows** installed on east-facing exposure
- ADA-compliant entry access and interior doorways
- ADA-compliant primary shower for long-term accessibility

Kitchen – Fully Reimagined (2026)

- All new appliances (2026)
- Induction cooktop with digital control system
- Quartz countertops
- Farmhouse sink
- Reverse osmosis (RO) water filtration system
- Cabinet refacing with **soft-close doors**
- Custom cabinetry with **pull-out drawer systems for functionality and storage**

Interior Finishes & Layout Improvements

- Luxury Vinyl Plank (LVP) flooring throughout
- 5 ¼" baseboards
- Crown molding
- Pocketing sliding glass doors in living room creating seamless indoor/outdoor flow
- Added mini-split system in bathroom for targeted climate control
- Bidet toilet upgrade
- Preserved original blue tile in hall bath (character feature)

Outdoor & Waterfront Features

- 10,000 lb boat lift with dedicated power supply
- Heated pool (electric)
- Updated pool filtration system
- Bocce ball court for outdoor recreation
- RV pad with electric hookup

Storage & Utility

- Abundant interior storage closets throughout the home
- Garage currently configured as storage (can be converted back to functional garage space)
- Garage shelving does not convey
- No attic storage

Additional Notes

- Boat available for separate purchase
- Roof and plumbing permits to be verified