

PREMIUM FEATURES & CUSTOM UPGRADES

Over \$100,000 in Hand-Selected Builder & Custom Improvements



EXTERIOR, SITE & PRIVACY

- Oversized Lot with Water and Conservation Views – Premium lot placement with peaceful waterfront views and a natural conservation backdrop (No rear neighbors).
- Covered Patio – Shaded outdoor living space equipped with integrated patio speakers and a ceiling fan with an interior wall switch.
- Brick Veneer Exterior & Gutters – Beautiful, durable brick facade complemented by a whole-home seamless gutter system.
- Premium Window Treatments – High-quality vertical blinds and wood blinds custom-fitted to all windows and the patio door.



GOURMET KITCHEN & ENTERTAINING SUITE

- Quartz Countertops & Backsplash – Elegant, matching premium quartz surfaces spanning the countertops, a massive center island, and a full quartz backsplash.
- Extended Kitchen and Dining Cabinetry/Baking Station – An extended part of the kitchen and dining area featuring custom matching cabinets and storage drawers.
- Upgraded Custom Cabinetry – 42-inch upper cabinets paired with deep, easy-reach drawers below instead of standard lower shelves.
- Upgraded Appliance Package – High-performance matching set including the dishwasher, range, microwave, and refrigerator.
- Extra Pantry Storage – Custom-added extra pantry cabinets to maximize kitchen organization.
- Reclaimed Imported Accent Shiplap Walls – Custom, hand-selected feature walls providing rich, unique architectural detail.
- Recessed & Accent Lighting – Bright recessed lighting throughout the kitchen and main living backdrops.



LUXURY LIVING SPACES & BEDROOMS

- Volume Ceiling Great Room – Grand, open-concept living area with towering ceilings and an integrated surround sound speaker system.
- Vinyl Plank Flooring Throughout – Seamless, highly durable, and modern luxury vinyl plank running through the entire house (No carpet).
- Tray Ceilings Primary Bedroom – Deep, elegant architectural tray ceiling detailing in the primary retreat.
- Primary Suite Custom Closet – Fully outfitted with a tailored custom shelving system to maximize organization.
- Flexible 4th Bedroom / Custom Office Studio – Features a custom-built workspace complete with a built-in desk and cupboards. This premium setup can be cleanly removed if the buyer requires a traditional, spacious 4th bedroom layout.
- Enlarged 3rd Bedroom – Floor plan structural upgrade providing a significantly bigger third bedroom layout.
- Wall Switches & Comfort – Premium ceiling fans with dedicated wall switches installed in all bedrooms, the great room, and the patio.



HIGH-END SPA BATHROOMS

- Quartz Countertops – Premium quartz surfaces matching the kitchen installed in both full bathrooms.
- Dual Walk-In Showers – Upgraded walk-in tile showers in both bathrooms, replacing standard tubs for a modern, accessible layout.
- Clear Glass Enclosures – Both upgraded showers feature premium clear glass enclosures.
- Guest Bath Extended Vanity – Upgraded long counter layout providing significant extra storage and workspace.
- Kohler & Moen Fixtures – Fitted with all-upgraded Kohler sinks, upgraded Highland Kohler toilets, and all Moen faucets throughout.
- Extra Storage Convenience – Custom-added extra towel racks built right into the bathroom closet.



LAUNDRY ROOM

- Custom Storage – Upper cabinets and built-in pantry in the laundry room to keep essentials out of sight.



WORKSHOP GARAGE & ADVANCED MECHANICALS

- Shark Coating Garage Floor – Premium high-durability floor coating featuring a 15-year transferable warranty for the next owner.
- 220V Power Setup – Dedicated 220V outlet in the garage alongside a robust 200-amp main home electrical service.
- Built-in Hide-A-Hose Central Vacuum System – High-powered cleanup system with retraction technology and access points on each side of the home and directly inside the garage.
- Garage Infrastructure – Custom built-in garage shelving, extra task lighting, and an integrated utility sink.
- Smart Garage Door Opener – Upgraded quiet opener equipped with a smart-home battery backup system for power outages.
- Home Surge Protection – Whole-house electrical surge protector integrated directly into the main panel for complete device protection.



ECO-EFFICIENCY & SMART SECURITY

- Advanced Insulation Package – Premium upgraded blown-in insulation, block fill insulation, a privacy wall pack in the garage, and R-38 insulation in the attic for ultra-low utility bills.
- 4-Camera Strada Security System – High-definition smart exterior surveillance system providing full property perimeter visibility.
- Complete Home Alarm – Hardwired security sensors installed on all windows and doors for complete peace of mind.

ANGELA TWIGG

Realtor

321-543-5820

Twiggangela27@gmail.com

Blue Marlin Real Estate