

Upgrades Galore at.....

5185 Hebron Dr

**Exquisitely appointed with
Spectacular Upgrades
in sought after prestigious
Egrets Landing
Custom Built
4 Bedroom 3 Full Bath
1/2 bath
3 Car Garage—Oversized
Pool Home**

- * Almost 3500 Square Feet under truss of Luxurious indoor/outdoor Living Space
- * Bright, Natural Light & Airy Floor Plan with Spectacular Expansive views of the pool & pond from the family room, the kitchen, the formals & the master
 - * Expansive Entry Way with Foyer
 - * 4 Generously Sized Bedrooms
 - * 3 Full Baths + Powder Room
- * Nicely Appointed Family Room open to the kitchen all overlooking the screened in Pool & Water
 - * Full Split Plan for Privacy
 - * 5" Modern Baseboards
 - * Plantation Shutters Throughout
 - * Full repaint of the interior 2024
 - * Paver Driveway

Pool Area

- * Very Private heated ~ Overhead Fan
 - * Newly screened with No See 'em screening overlooking the Pool & Water!
 - * Beach Bench with Loungers
 - * Decorative & Calming Fountain

Utilities & Equipment

- * TRANE ONE YEAR NEW Central HVAC System ~ Heat Pump, 3 Ton, High Seer Single Stage Programmable/Remote Thermostat
 - * Hot Water Heater
- * Separate Laundry Room with Built-In Cabinetry, hanging area Plus a laundry sink
- * Full Security Alarm System: Lorex 9 Camera with CCTV system with remote access 2 TB DVR recorders and a ring door bell with Remote Cameras
 - * City Water & City Sewer

Garage

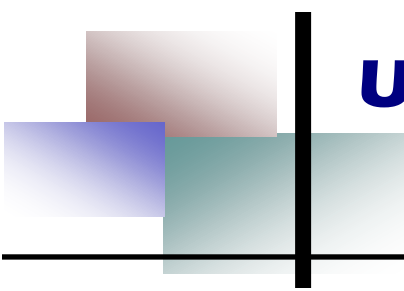
- * Oversized 3 Car Garage
- * Auto Garage Door Opener with Remotes via phone App
 - * Pedestrian Door to exterior
- * Pull down screens for Garage Doors
 - * Pull Down Attic Staircase
 - * 2-Built in Storage Shelves
- * Custom Polyurea Chip Flooring
- * Extra/New Insulation over attic

Outdoors

- * Beautiful Entry Porch
- * Secured outdoor Flag Pole
 - * Gorgeously Landscaped
- * Custom Concrete curbing around all flower & mulched beds
 - * Fruit Bearing trees:
 - 2-Peach Tree & 2- Banana Tree
- * Full Sprinkler system with irrigation to all beds as well running off of reclaim
 - * Outdoor GFCI power outlets

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Executive Outdoor Kitchen

- * Gorgeous built in Outdoor kitchen featuring a separate Gas Grill, separate Griddle, Separate full size Charcoal Smoker fridge
 - * Full Sink with modern faucet
 - * Quartz Counter Topper
- * All covered with a new permanent roof.
 - * Stone in lay walls.
 - * Electric and lights
- * Enclosed in the Pool deck screening
 - * Custom Polyurea Chip Floorings

Gourmet Kitchen

- Exceptional Attention to Detail to meet the most Discerning Chef's Requirements in this recently renovated kitchen
- * Single Bowl Oversized Steel Sink with modern Faucet & Garbage Disposal
 - * High Level Quartz counters
 - * Exquisite Tiled Back Splash
 - * All Wood Cabinetry, Full overlay, with Raised Panel Doors ~ Crown Molding Valance ~ Modern Pulls
 - * Roll out drawer inserts
 - * Undercounter Lighting
 - * Expansive Island/Breakfast bar
 - * Beautiful triple hanging pendant lights plus high hat recessed lighting
 - * Power in Island Area
 - * Extensive Counter Space
 - * HUGE Customized Pantry

Kitchen Continued

- All **Appliances** are Stainless Steel
- * French Door Refrigerator with In-the-door Water & Ice Service & Bottom Freezer
 - * Brand New Microwave
 - * Quiet Dishwasher
 - * Flat Glass Surface 5- burner Cook Top With Outdoor Venting System

Entry Way

- * Expansive Warm & Welcoming Entry
 - * Soaring Ceilings
 - * Stunning Chandelier
- * Double Sidelights with privacy at the front door

Open Floor Plan

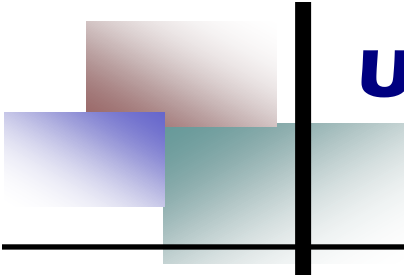
- * Plantation Shutters throughout the entire home
- * Double Pane Triple Slider to the Private Screened Pool & Large Deck
- * Gorgeous Hunter Douglas Glider Blind
- * Luxury Waterproof Vinyl Plank Flooring
 - * Modern Paddle Fan with Light
 - * High Hat Recessed Lighting
 - * Natural light and stunning views

Formal Dining/ Flex Area

- * Natural Light with Lots of Windows
 - * Fits all table sizes
- * Open to kitchen for easy entertaining
 - * Trey Ceiling with Crown Molding
 - * Spectacular Specialty Chandelier
 - * Flexible Use of Space

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Primary En Suite Bedroom

- * Beautifully appointed and a Cozy feeling abounds in this Regal Style Primary en Suite Bedroom
Located Separately from the other bedrooms and Living area
- * Natural Light from multiple windows make this bedroom feel warm and Luxurious all with Plantation Shutters
 - * Plush Carpet
- * Large DOUBLE Walk In Closet with professional Built-ins Shelves
Professional Drawers, hanging & moveable shelving
 - * Ceiling Fan with Light Fixture

Bathroom

- * Expansive Double Vanity with Two separate Sink Areas Floor to Ceiling Linen & Storage Cabinetry separates vanities
 - * High Level Quartz Counters
 - * Tri-Drawers
 - * Large Mirrors ~ Linen Closets
 - * Upgraded Fixtures & Lights
- * Easy Care Tiled Roman Walk In Shower with Glass Front Enclosure
- * Full Frosted Window for Natural light with privacy
Separate Potty Room

2- Guest Rooms With Jack & Jill Bath

- * Delightfully Large Guest Rooms
- * Fabulous Closets allow for lots of storage with Modern Doors
 - * Ceiling fan with Light
 - * Plantation Shutters

J & J Bathroom

- * Expansive Double Vanity with Raised Wood Panel Doors & TONS of Storage
 - * 2 Sinks ~ Quartz Counters
 - * Large Vanity with lots of extra Storage with the in center drawers plus cabinets
 - * Full Shower with Tub
 - * Upgraded Fixtures & Lighting
- ### Second Guest Room
- * Presently used as an office

Guest En Suite

- * Large welcoming en suite located away from all the other "happenings" allowing for true Guest Privacy
 - * Plush Carpeting
 - * Walk in closets
- * Double Window with plantation Shutters
 - * Ceiling fan with Light

En Suite Bath

Full Bath with Zero Entry Shower vanity, great storage

Half Bath/Powder Room

- * Pedestal sink
- * Outside Half Bath large Storage/Linen Closet

All information is intended to be accurate & to assist buyers understanding of the home features but should be verified by buyer

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