



## FEATURE SHEET

- One of the largest lots in SunTree (3rd largest)
- 4 bedroom + office/with closet and built in bookcases
- Windows have 3M Tint
- Windows have accordion hurricane shutters and electric shutters in Master, Family Room and Front Door
- Windows all have plantation shutters
- Hardwood Floors throughout
- Ruttenberg Floorplan
- 525sf screened in porch under air (new unit) *(this room is included in square footage)*
- Preserve with Golf Course behind house
- Can Not see neighbors from any window
- Master has tray ceiling and 3 closets
- Master Bath Tub has new pump for the jets
- Whole house electric wired for Smart Home technology (lights, thermostat, tv, door lock and sprinkler system)
- Reverse Osmosis water filtration system
- AC in 2018 and in 2017 both have electronic filters and a UV filter
- Water Heater 2018
- Garage has AC
- Central Vac system
- Full Home Generator uses Natural Gas - "clean generator" keeps a consistent wave, doesn't surge. This is under maintenance contract and cycles weekly for 15 minutes.
- Corian counters in all baths/laundry
- Safe Room/Panic Room – ½" Rebar – 1' Centers – 18" Concrete Thick, Separate Alarm System Run on Cellular
- Wood Shelving in All Closets/Pantry
- Kitchen - Tray Ceiling in Kitchen W/Lighting, KitchenAid Fridge with Panels to Match cabinets. Island is plumbed for Gas Line
- Extra Insulation – Bat and Blown In