

Improvements made since August 2015

Garage:

- LED Flood Lighting
- Insulation
- Painting
- Fridge/Freezer (could stay...)
- New AC unit (2016)
- When moved in, redid flooring paint (2015) used daily at this time
- New rear driveway added (2016)
- Exterior lighting in driveway added
- New brick wall exterior driveway added as barrier
- Flood vents
- Digital Locks

Guest House Lower:

- Lighting
- Tankless Water Heater
- New Pump for GeoThermal
- Raised GeoThermal Pump off floor
- Extra tiles and paint
- New AC unit (2016)
- Redid flooring paint
- Garbage can garage upgraded lighting and painted plus smart vented
- Flood vents
- Digital locks

Main House Entry:

- New flooring
- New entry Fountain
- Redid steps

Lighting Exterior:

- All converted to LED
- All exterior lighting in front drive LED low voltage+Canopy Lighting throughout yard
- Side yard and back lighting LED low voltage

Landscaping:

- Landscape completely overhauled upon remodel and continues upgrade annually
- Palms added throughout property front
- New rear driveway landscaping and side landscaping to block view on neighboring homes

- Rear beds overhauled facing tidal creek
- Beds behind and beside pool new landscaping added for screening purposes
- Repaired cracked flower bed
- Irrigation system wifi compatible

Guest House:

- New Bathrooms featuring quartzite waterfall in twin bedroom
- Master Bedroom in guest house also has a steam shower included
- All toilets are low flow
- New niche lighting in both showers
- ALL lighting LED
- New Kitchenette in Guest house
- Fridge with icemaker
- Custom Glass cabinetry
- New plumbing and electrical
- New flooring in living room
- Carpet replaced (2015)...has been used.....
- Repainted guest house
- Digital locks
- Replaced pulldown stairway to attics

Main House:

- Office Bookshelves added (Bedroom 4)
- New trim in Office
- New Carrera Marble bathroom
- New plumbing and electrical
- Could be made easily ADA compliant with grab bars, etc.
- Widened doorways
- New Kitchen Backsplash
- New Dishwasher (2017)... Has been used near daily
- New disposal Used almost daily
- New drapery panels in dining room
- Smart Blinds in rear of house time controlled for sun
- Gas logs added
- Custom fireplace screen (artisan)
- New mantel and shelving in fireplace
- Fireplace re-bricked and alcoves added with LED lighting
- New TVs mounted through house (most would stay except one in basement)
- New paint throughout entire house (2016)
- Lower level completely renovated (2017-2018)
- New Sauna/Steam Shower + prep for hurricane planning + hot water hose attachment inside shower for emergency cleanup
- New painting on flooring
- Metal Walls + Plastic Trim

- AC units all serviced regularly
- New AC unit master bedroom
- New Smart thermostat Master bedroom
- Remodeled Powder Room
- Remodeled Laundry (Washers/Dryers stay)
- New art lighting in dining room (will stay)
- All locks digital throughout house with codes
- Smart vents added throughout
- Remodeled Master bath with heated floors, urinal, bidet, large shower room, new fixtures, new Tub, new lighting, tray lighting
- New tray lighting in master bedroom
- Remodeled closets
- New solid closet doors ordered and installed for closets to match existing doors in house
- Raised and reinforced master bathroom flooring to support weight of Carrera Marble and bathtub
- New insulation spray foam
- New decking (replace with wear and tear as environment demands)
- Pool table stays with home (new felting)
- Replaced pull down stairway to attic
- Joist Work and spray foam insulation added in eaves of main house
- Roof joints separated and retiled with wider water flashing for better flushing of leaves, debris, etc. throughout seasons
- Low Flow Toilets
- All new ceiling fans
- Added high pressure water pump
- New wet bar in ground level gym
- New Scotsman ice machine

Alarm: completely new system

- 5 zone independent alarm system
- iPhone control
- 16 exterior cameras with PTZ in front
- Infrared side beams
- Infrared camera system
- Heat sensors
- Smoke detectors
- Carbon monoxide
- Upstairs panel with backup cell dialer
- Emergency phone installed
- Safe stays with house in office

Pool:

- New Heating Unit Added (propane)
- New LED Lighting

- All iPhone control
- New Pump

Decking:

- Master Bedroom decking completely redone
- Lower Deck completely rebuilt
- All benches around pool rebuilt
- All new pavers around home and under decking
- Decking on Breezeway replaced / repaired as needed (central decking rebuilt after hot tub removal)
- New Mosquito Misting System installed
- 12 Zone irrigation installed and expanded
- New privacy fencing around garage AC and new privacy fencing around propane tanks
- Kayak Launch added to dock (stays with house)

***Entire Home repainted and re-stained (interior and exterior)

*** Exterior lighting all on dusk to dawn sensors