

**2284 Palm Tree Drive
Punta Gorda, Florida
Home Features and Upgrades**

EXTERIOR

- Smart Trane Variable Speed Air Conditioning System installed 10/16/2019 **with a full 10-year Parts and Labor warranty until 10/13/2029. This warranty is full transferable as outlined in the extended warranty contract.**
- 2024 Smart hard wired 9 channel Lorex Outdoor 4K HD camera system
- All impact window, sliding doors and solar tube skylight in master bathroom
- 2024 all new soffits meeting new code requirements to have secure end fastening to supports (facia/wall), with intermediate nailing strips/bracing every 12-16 inches for larger spans.
- 2024 new 5” gutters completely around home
- 2024 Entire exterior of home painted with Sherwin Williams top of the line Emerald line paint.
- Paver pathway on South side, through the back yard and to two of the waterfront docks
- Electric and water at two of the docks 10,000-pound boat lift with remote control
- Dock dimensions: 15x7x9x8.5, 15x7 and 15x7. Lowest dock for kayaks or visiting boats
- Lot is 120 feet by 80 feet with 80 feet of waterfront
- 15 houses to Charlotte Harbor
- Wind Mitigation lowered 2024-2025 homeowner’s insurance renewal from \$6,100 to \$4,300

INTERIOR

- Bonus room was added by converting a portion of the lanai. This room is currently used as a home office but could be converted to a master bedroom sitting room or den
- Porcelain tile and commercial carpet throughout home
- All bedrooms have walk in closets fitted with ELFA shelving
- Linen closet and laundry room have ELFA shelving
- Solar tube skylight in master bathroom features an internal solar night light and electrical switched light
- Second bathroom features a cast iron bathtub for durability

HOME FEATURES BY AREA

ROOF

- 2024 Stone Coated Metal Roof with transferable 50-year warranty
- Roof installed on energy efficient battens (adds fire resistance, improves structural integrity and creates better ventilation for temperature control)
- Main and Low Sloped back roof installed with insulating foil
- 2024 new low sloped roof plywood, fascia boards, and modified bitumen deck
- Strut strapping exceeds code with 4th threaded nail installed under roof (code is 3)

POOL AND POOL EQUIPMENT

- Salt water pool
- Pebble Tec lap pool with 3 jets at seat ledge by steps
- Variable speed programmable pool pump
- Travertine pavers on pool deck

KITCHEN

- All wood cabinets with soft close drawers
- Granite countertops
- LED lighting on dimmers above and below upper cabinets
- Smart slide in stove/oven that can be controlled remotely
- Smart Refrigerator that can be controlled remotely
- Impact sliding glass doors

MASTER BEDROOM

- Space wide enough for dual sinks. We prefer the single sink and more drawer space
- All wood cabinets with soft close drawers
- Walk in shower with two shower heads
- Dual flush toilet for water economy

GARAGE

- Smart 50-gallon water heater
- Epoxy floor installed summer of 2024
- Two pull down attic access ladders
- 2024 Chamberlain, highest HP, Smart garage door opener
- 2024 New highest rated flat panel Hurricane rated garage door
- Secondary electrical panel wired for generator
- Full home three stage water filtration system

SECONDARY BEDROOMS

- Both bedrooms have large walk-in closets with ELFA shelving