

Features and *more*

4 Bedrooms - Den - 4 1/2 Baths

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- 3958 Sq. Ft. Under Air
 - 7047 Sq. Ft. Total
 - Expansive Water Views
 - Southern Exposure
 - Furnished
 - All Bedrooms En Suite
 - Impact Windows & Doors at side of homes and Front of home
 - Three-Car Garage
 - AC in Garage
 - Granite Countertops Throughout
 - Walk-in Pantry
 - Blanco Kitchen Sink
 - Kitchen Appliances
 - Thermador Range & Gas Cooktop
 - Thermador Wall Oven
 - Faber Hood Vent
 - KitchenAid Refrigerator
 - GE Profile Microwave
 - Outdoor Kitchen
 - Thermador Char-Glo Grill with Hood Vent
 - Magic Chef Mini Refrigerator
 - Sink, Storage and Bar
 - Stained wood doors
 - Gas Fireplace at Outdoor Living (natural gas)
 - New Water Heater (2022)
 - Flooring
 - Tile throughout all Main Areas
 - New Carpet in secondary Bedrooms
 - Engineered wood at Study
 - Pool
 - Pool Equipment (2023)
 - Aqualink
 - Pool Heater - Gas
 - Custom Fountain Detail
 - Travertine Pool Deck
 - Ceiling Details & Millwork
 - Cathedral Ceiling Detail in Kitchen
 - Cathedral Ceiling Detail in Formal Dining Room
 - Double-Tray Ceilings in Family Room
 - Tray Ceiling in Primary Bedroom
 - Tray in Primary Bathroom
 - Art Niches in Walls in Primary Foyer
 - Crown Molding Throughout
 - Primary Features
 - Freestanding Tub in Bathroom
 - Large Walk-in Shower with Two Shower Heads and Additional Rain Shower
 - Grohe Faucets
 - Large Closets (2)
 - Sitting Area in Bedroom with Bay Window
 - Additional Features Include:
 - New Roof (2020)
 - Plantation Shutters Throughout
 - Wet Bar in Family Room with Frigidaire Wine Refrigerator
 - Whole-House Speaker System
 - 45-Degree Sliders in Family Room
 - Storm Shutters

Recurring Fees

- 2025 Mediterra HOA Fee: \$10,194 Annually (Includes Bulk Cable & Internet)
- Food & Beverage Minimum: \$1,200 minimum
- Amenity Preservation Fee: \$2,900 Annually
- Club Membership is required. Contact Membership Director for details
 - \$2,000 annual special assessment

One Time Fees

- All new members are required to pay a \$8,750 one-time special assessment
- Transfer fee to the Mediterra Community Association is 1% of the purchase price plus \$6,000