



Floor Plan

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

12408 Kelly Sands Way

ALVAREZ
GROUP

Special Features

ENTIRE HOME

- Optimized entire home for open living with plenty of natural light
- New drywall, textured finish and paint
- Replaced carpet with high-gloss Porcelain tile floors
- Modernized interior finishes and fixtures
- Installed new interior doors and trim
- Added new LED recessed lighting and ceiling fans throughout the home
- A/C ducting professionally cleaned and sanitized
- A/C routine maintenance plan in place

GREAT ROOM

- Removed walls between the kitchen and great room
- New recessed lights in the living room feature a special theater/night mode

KITCHEN

- Created an island with a waterfall edge and counter-depth seating
- New Calcutta quartz countertops and mosaic backsplash
- Installed custom all-wood shaker style cabinets with soft-close drawers, all hardware finished in matte black
- Upgraded Moen fixtures
- LG smart appliances including a convection oven and French door refrigerator

BATHROOMS

- Installed tile throughout
- Upgraded Moen fixtures
- Master bathroom features a freestanding soaking tub with a floor-mounted faucet and resting bench, as well as a large shower equipped with waterfall, oversized and handheld faucets

- New vanities in both bathrooms
- Integrated LED mirrors with direct front-facing light and anti-fogging
- USB power outlets in Master Bathroom

LANAI:

- Epoxy floors added
- Installed 2 new outdoor fans

GARAGE

- 2-car garage
- Decorative epoxy floors

OTHER UPGRADES:

- Laundry closet features new Samsung front load washer and dryer
- 50-gallon water heater installed February 2021
- Installed and painted new soffits
- Exterior walls touched up
- New landscaping and mulch

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