

Upgrades and Improvements

1990 S Co Hwy 83

Santa Rosa Beach, FL 32459

COMPASS

Upgrades and Improvements:

- New LVP Flooring through entire 2nd level- Summer '26
- Replaced all deck, balcony, pool deck wood boards that needed replacing- Feb '26
- New Omni pool controller - Jan '25
- New outdoor furniture, new umbrella- Spring '25
- New pool coping paint- Spring '25
- New fire pit - Spring '25
- New shower glass door in upstairs loft shower- Spring '26
- New refrigerator, dryer, microwave - Aug '24
- New interior paint on all walls - Fall '24
- New fans/lights in all bedrooms - Fall '23
- New bedding- Fall '23
- New Ring cameras- Fall '23
- Some new small kitchen appliances- Fall '23
- New Roku TV setups throughout- Fall '23
- New artwork and decor throughout by MH Designs - Fall '23 (Rugs, pillows, lamps, art, etc.

Exclusion List:

- Two owner's storage closets: outside & 3 owner's closets, Lee Hensley painting, 1 or 2 more pieces of art.
- To convey outside of the sale: golf cart Total: 2023- \$48k | 2024 - \$51k | 2025 - \$41k



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