

Property Features

- Office located off the left side of the home
- Formal dining room and living room with coffered ceiling
- Travertine flooring in French pattern with chiseled edges
- Impact-resistant double-pane windows
- Granite countertops
- Gas stove top
- Double ovens
- Walk-in pantry
- Kitchen eating area
- Bar seating for 4 stools

Outdoor Living

- Pool bath with adjacent guest room (CVP?—handwriting unclear)
- Outdoor shower
- Long pool with hot tub
- Waterfall feature
- Screened porch
- Large covered lanai with everything needed for an outdoor kitchen

Bedrooms & Upstairs

- LVP flooring in bedrooms
- Large guest suite with en-suite bathroom and large walk-in closet
- Carpeted second floor bonus room with service bar and French doors
- Balcony with river views
- Additional bedroom with full bathroom and glass shower

Laundry & Utilities

- Laundry room with tub and cabinetry
- Whole-house generator
- Large buried propane tank (owned)

Garage

- 3-car garage

Primary Suite

- Located on the opposite side of the house
- Large garden tub
- Open glass shower
- Enclosed water closet
- Two vanities
- Two closets

Waterfront Features

- Lifestyle-built home
- Dock depth on river approximately 1–2 feet
- Marina has a boat ramp
- Slip available/owned in community marina
- Approximately 4 feet deep
- Dock roof will be covered
- Dock trim needs repainting

Construction & Additional Notes

- Double-layer flooring upstairs for sound reduction
- Lift needs wind unit and fence inspection