

8744 Bluff Court
On Private Cove

Upgrades since 2023

Water softener for house

High powered internet system

Ring

New Electric and wind sensor awnings on upper deck

Additionally dark screens installed in upper living room triangle windows to cut heat from house and they work amazing with awnings out...rarely use upstairs air in summer.

New outside solar lights

New Heat pump, HVAC serviced regularly

New Staircase with hand railing and viewing area midway down. This was built new from the top deck to the dock. Decking newly reinforced.

All new mattresses, bedding, master armoire, rug, bunks and mattresses and 2 new double beds and frames in end room

New towels, sheets, bedding and pillows

New bar stools, dining chairs, outside chairs

New ceiling fans upstairs in dining and living room

Newer sectional in living room

All tv's stay

New upstairs area rugs

New refrigerator/freezer in Kitchen

Refrigerator\ freezer in garage

New fiber concrete siding on back wall of deck

Newly installed Tesla house back up battery that controls garage, kitchen and master bedroom. Buyer to assume agreement with Tesla.

New garage door motor and outside access key pad

New nest WIFI google home climate control for central air system

Complete WIFI ring security cameras: 3 in front/1 on back: covering all exterior angles of property and street.

Newly installed high speed Starlink satellite internet

Wonderful House features

House features: fully furnished home, on wonderful quiet cul-de-sac for safety and kids to run and play

Wonderful Covered dock with netting to keep birds out and boats clean. This amazing dock will accommodate up to 3 boats and/or jet skis and other toys. It also includes a slide with solar/electrical outlets for pump for all day fun in your private cove. Dock furniture for lounging and picnicking.

Dock is in its own cover away from boat traffic. Around the corner from West ramp with unlimited parking.

All decks have lounging furniture, picnic table, firepit, BBQ and more.

Ping pong table, dart set on lower deck and other toys for parties and extra activities

Great closets for storage and storage in garage

Large Garage with storage

Soft water system in garage for house

Great VRBO that can generate \$850 or more a night during high season. House can be seen on sites under Xanadu. We were book fully for last 2 summers with the exception our family enjoyed it.

Home comes fully furnished with the exception of leather recliner, Chinese lamp in living room, art thru-out inside and out