

Notable Home Upgrades & Thoughtful Enhancements

This residence has been extensively upgraded with custom design elements, functional enhancements, and premium lifestyle additions throughout—creating a truly elevated, move-in-ready waterfront living experience beyond standard builder finishes.

Interior Design & Custom Finishes

- Designer shiplap accent walls in the powder room with upgraded custom lighting
- Custom shiplap feature wall surrounding the fireplace/chimney breast
- Decorative wood beam enhancements in the kitchen adding warmth and architectural character
- Designer pendant lighting installed in the kitchen
- All showers upgraded with full-height stacked tile extending to the ceiling for a luxury finish

Kitchen & Entertaining Upgrades

- Custom-built mini bar with premium cabinetry and shelving
- Extended/custom kitchen cabinetry for enhanced storage and visual appeal
- Built-in refrigerator for seamless high-end integration
- Built-in beverage refrigerator / undercounter secondary fridge
- Custom pull-out storage systems added throughout kitchen drawers
- Pantry fully upgraded with custom shelving and reconfigured door access

Custom Storage & Functional Spaces

- Custom closet systems including primary closet and dedicated shoe storage
- Built-in custom Zoom room/home office with glass doors, built-in desk, cabinetry, shelving, and bookshelf
- Additional shelving added to office closet
- Laundry room enhanced with additional storage shelving
- Upstairs closet upgraded with shelving and electrical for workstation/printer use
- Additional built-in cabinetry added along the upstairs hallway/walkway

Outdoor Living & Waterfront Enhancements

- Expanded custom deck creating exceptional outdoor entertaining space
- Custom dog run with premium turf over decomposed granite and ZeoLite for superior drainage and odor control
- Backyard safety fence installed near dog run
- Gangway latching safety gate added
- Two Wave Armor drive-up jet ski docks installed for premium waterfront convenience

Smart Home & Convenience Features

- Automatic shades installed on nearly all windows for enhanced privacy, convenience, and energy efficiency

Included Premium Furnishings (If Negotiated Separately)

- Crate & Barrel sofa
- Crate & Barrel rug
- Pottery Barn outdoor swivel chairs
- Pottery Barn outdoor rug

Overall, this property has been thoughtfully curated with meaningful upgrades that blend elevated design, custom craftsmanship, organization, and lifestyle-focused amenities—offering a sophisticated waterfront living experience well beyond standard builder finishes.