

Property Features Overview

Main House Features:

Property & Waterfront Features

- 150 feet of water frontage
- Private dock and boat ramp
- Solid concrete docks extending into the water (2023)
- Coolcrete installed on back patio, walkways, and dock areas (2023)
- Whole-property 60kW generator, water-cooled, runs the entire property
- New well pump replaced within the last 2 to 3 years
- RV electrical plugs
- Swing area and fire pit installed (2023)
- Fishpond resealed (2023)
- Pool replastered (2026)
- Variable-speed pool pump installed (2023)

Main House Features

Systems, Structure, and Efficiency

- High-efficiency HVAC systems:
 - RUUD system (2017 / 2018)
 - TRANE systems (2020 and 2021)
- Low-E energy-efficient windows throughout
- Water softener system (owned)
- Reverse osmosis water filtration system
- Alarm system (owned)
- Recessed LED lighting throughout
- Remote-control blinds
- Surround sound throughout most of the first floor and back patio
- Utility room with sink

Flooring and Interior Construction

- Flooring includes tile, marble, travertine, and solid wood, engineered wood (no carpet)
- Cathedral ceiling with exposed wood beams
- Custom millwork and built-ins throughout
- Crown molding in entry, study, kitchen, and two downstairs bedrooms
- Built-in window benches under all upstairs windows
- In-floor electrical outlets in the living room

Kitchen and Living Features

- Built-in Italian Fulgor Milano refrigerator (2022)
- Carrera marble rough cut farmhouse sink with granite countertops
- Viking six-burner gas cooktop
- GE Café double wall oven with French doors
- Dishwasher replaced (2021)
- Beverage refrigerators replaced (2022)
- Leaded glass display cabinets
- Pullout storage systems inside all kitchen cabinets
- Partial under-cabinet lighting
- Wine rack located inside walk-in pantry
- Wet bar
- Floor-to-ceiling stone gas log fireplace

Bedrooms and Bathrooms

- Two primary bedrooms located on the first floor
- One primary suite includes a gas log fireplace
- Primary bathroom remodeled (2025)

Garages

- Two-and-a-half-car garage for main house & one car garage for guest house

Guest House Features:

Systems and Updates

- HVAC system (2022)
- Dehumidifier added
- Tankless (on-demand) water heater
- Reverse osmosis water filtration system
- Whole-home water filtration system
- RV hookup located on the side of the guest house
- Recessed LED lighting throughout

Kitchen and Living Features

- Kitchen with island
- Stainless Steel Farmhouse sink
- High-end granite countertops
- New five-burner gas range
- New dishwasher
- Refrigerator osmosis and kitchen sink filtration system
- Floor to ceiling stone gas log fireplace
- Tile and travertine flooring downstairs
- Vinyl flooring upstairs
- No carpet
- Crown molding throughout the downstairs