

Extras on Home @ 3715 Portside

GENERAL

- Non-smoking, non-pet home
- Light dimmers & WALL mounted ceiling fan speed controls
- Solar Screens on ALL exposed windows (Original screens in garage attic)
- Plantation Shutters throughout home
- 13,000 gallon heated, remote controlled salt water pool and spa with fiber optic lights, plumbed for weeping rock feature (new pump and motor provided). Has hand rail for entry/exit, overflow prevention drain to street, and underground refill piping
- Has larger gas supply regulator to provide additional gas if pool heater is in use
- Underground French drain system for back yard
- Underground drainage from gutters to street at 2 locations
- T.V. cable hookup for spa
- Lawn Sprinkler system
- Fully rain guttered with oversized 6" guttering and downspouts (some gutters screened)
- "Water Loop" for Household water filter and water softener system, if desired - inside second yard storage unit
- Low Maintenance Pool supplies yard storage unit
- Outside Timer switch controlled electrical outlet above front door (for Christmas lights, etc.) - switch located in front First floor bedroom closet
- 10 Ceiling Fans
- ALL Bedrooms wired for T.V. and dual telephone lines
- ALL walk in closets, pantry, utility room, and bedroom Attic Storage Area have door activated lighting
- ALL walk-in bedroom closets have A/C vents to help prevent "stale" air
- 2 A/C vents in ALL Bedrooms as well as Dining and Living Rooms.
- A/C and heat systems professional checked spring and fall annually and serviced every year
- Waterfall feature in back corner of yard piped for ease of refill and has walkway to it above flowerbed
- Splash guards above sink counters in bathrooms
- Wired for Burglar Alarm System installation (4 locations wired for alarm key pads- including garage)
- Shower stall in first floor guest bathroom ½ bath
- Closets in 2 bedrooms have additional shelving if storage is preferable to hanging clothes
- Roof is certified hail and wind resistant - can possibly have insurance reduction opportunity

Master Bath

- Recessed light over tub
- Recessed Ironing Board
- Ceiling Fan
- 3 additional receptacles
- 2nd Exhaust fan over separate shower
- Second recessed shower shelf
- 3 additional drawers in middle of sink counter area
- Soaking tub with water massage jets
- Double Cabinet above toilet
- Hot Water Circulator
- Pull-out wire drawers under sinks
- T.V. shelf and cable (TV shelf viewable from sinks, tub, ironing board and shower)
- Additional outlet for Bidet option
- Handrails in shower and toilet room
- Chair height toilet
- Adjustable lighted make-up mirror

Master Bedroom & Bath Closet

- Crown Molding
- Exterior door and storm door to pool area
- Porch Light
- Recessed Eyeball light in bedroom entrance hall
- closet shoe rack / shelving & hanger hooks

Family Room

- Recessed lights (4)
- Recessed Eyeball Light above fireplace
- Brass fireplace enclosure
- FIREPLACE BLOWER FAN
- Heavy Crown Molding
- Wiring for speakers located at front porch, patio, spa, and back deck

Kitchen

- Double Convection Oven
- Lights above upper cabinets (indirect soft lighting)
- Wine Glass Rack
- Desk and overhead double cabinet
- Additional shelves in pantry

- Spice rack on pantry door
- Remote garage door controls in pantry
- Pull-out wire drawers in several lower cabinets
- Glass door front and shelves in coffee bar upper cabinet (w/accent lighting)
- Gas piping for gas cooktop option
- Additional drawers beneath cooktop and oven
- Platter racks in cabinet above ovens
- WATER line hook-up available inside lower cabinet of coffee bar for possible ice machine or wine refrigerator

Utility Room

- Second overhead double cabinet
- Wire hanger/shelf
- Exhaust vent to dissipate heat from dryer
- Floor Drain
- 3-way hallway light switch (Both ends of hallway)

2nd Floor

- Extended stairway handrail
- Medicine Cabinets in ALL sink areas
- Additional electrical outlet in Toilet areas
- Elongated toilets in bathrooms
- 3-way hallway light switch (each end of hallway)
- Transom Window above Jack & Jill bathroom tub

Attic

- Additional lighting and outlets
- Wider walkway to water heaters
- Radiant Barrier paint on Roof Deck - reflects heat from roof (on home, breezeway, patio & garage)
- Secure latch on attic stairway

Garage

- Larger 225 amp main electrical service to accommodate pool
- Additional Electrical circuits with numerous outlets
- Utility sink and light
- Refrigerator
- Piped for gas hook-up

- Walls finished with 1/2" plywood
- Attic Pull down stairs
- Attic Floored and lighted (approximately 375 sq ft)
- Finished 1/2 BATH with direct access to garage and pool
- Shower "spray-off" on outer wall near pool
- Ceiling fan option pre-wired
- Extra wide driveway
- Total House Surge Protector installed in Electrical Service panel inside garage
- Two sided Work Bench w/lower storage
- Storage Cabinets and Shelving
- Extra Fluorescent Light fixtures
- Additional outdoor faucets at back corners
- Radiant Barrier paint on back of garage overhead doors
- Roof fully vented w/soffit vents and roof ridge vent
- Replaced Overhead Double Garage Door Springs w/Heavy Duty ones

Breezeway & Patio

- Covered Patio and attached enlarged breezeway (total of approximately 230 sq ft)
w/insulated ceiling w/soffit vents and roof vents
- Ceiling fan & recessed light
- T.V. cable connection
- Additional electrical outlets
- Photocell controlled Patio light
- Granite Serving Area
- Speakers in ceiling
- Gas connection for grill
- Water Feature at garage sidewalk
- Front Door Bell also rings on Patio
- Door Bell button for back door

Pool Bath

- Toilet, Sink & Cabinet
- Medicine Cabinet
- Double Cabinet over toilet
- Fiberglass outside door
- Door into garage
- Exhaust Fan
- Air Circulation Fan
- Humidity Resistant /easy to clean walls and ceiling
- Tile Floor