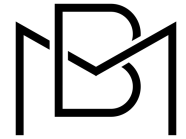


3010 Bonnebridge Way

Property Features & Amenities



LOCATION & GOLF COURSE VIEWS

- Premier location along Hole No. 1 of the Fred Couples Signature Golf Course
- Expansive golf course views from the home and outdoor living areas

RESIDENCE

- Approximately 4,507 square feet
- Three bedrooms and three-and-a-half bathrooms on the first floor
- Three-car garage
- Custom-designed primary bedroom closets

SECOND FLOOR

- Spacious media room that may also serve as an optional fourth bedroom
- Private home office
- Full bathroom
- Dedicated climate-controlled fur storage closet
- Two additional air-conditioned storage rooms

OUTDOOR LIVING

- Private swimming pool with generous space for entertaining
- Newly refinished pool decking
- Gated, covered outdoor area
- Low-maintenance artificial turf along both sides of the home
- Automatic retractable awnings
- Whole-home mosquito misting system

KITCHEN

- Upgraded kitchen appliances, including Sub-Zero and Thermador
- Premium built-in refrigeration and professional-grade cooking appliances

MAJOR SYSTEMS & IMPROVEMENTS

- \$130,000 in professional stucco restoration, waterproofing, preventive maintenance, and premium exterior repainting (2023)
- \$20,000 in professionally designed landscaping and irrigation upgrades. (2023)
- Roof replaced in 2018
- HVAC systems and ductwork replaced in 2013
- Two 50-gallon water heaters replaced
- Marvin fiberglass triple-pane windows
- 26 kW whole-home generator installed in 2023
- Automatic transfer switch and wireless generator monitoring
- Whole-home water softening system

GARAGE & STORAGE

- Mini-split air-conditioning system in the two-car garage
- Motorized overhead storage rack
- Extensive climate-controlled storage throughout the home