

Carlyle Model - 12184 Big Bear Bluff

Prime Lake View – Salt Water Heated Pool

➤ **Designed by Brown's Interiors, this Carlyle model with bonus room has too many upgrades to mention. The following is a list of highlights you might not notice at first glance. A full list of upgrades is available upon request. Not including the long lake lot premium, over \$500,000 was spent on builder and after market upgrades.**

- Impact windows and doors
- Full-house propane generator with 500 gallon propane tank
- Hunter Douglas remote shades throughout
- Central vacuum system
- Intrasonic Intercom system
- Level 5 (flat) finish ceilings throughout
- Carrier's top of the line Infinity HVAC system
 - HEPA filter
 - Ultra Violet light
- Upgraded R-30 Batt insulation
- New 80-gallon water heater – 2022
- Kitchenaid appliances
- Built-in closet systems
- Over 70 recessed high hats
- 24 x 24 Rectified mud set rectified tile
- Etched glass front doors, Cabana bath door and transom windows
- Garage
 - Side service door
 - Slop sink
 - Built-in storage
 - Epoxy floor
 - Industrial fan
- Whole house gutters
- Exterior security cameras
- Pool
 - 28' by 15'
 - Heated
 - Summer kitchen with Hestan BBQ
 - Fountain Deck
 - Picture window lanai
 - Outdoor shower
- Landscaping
 - Lush landscaping
 - Slate rock and paths on both sides of the house

Full list of upgrades available upon request

*Information deemed reliable but not guaranteed