

# Avila Model - 7354 Greenport Cove

Gorgeous lakefront view

## ➤ Exterior

- Extended screen-enclosed patio
- Widened entryway and driveway pavers
- Accordion storm shutters
- Whole house gutters with roof guard
- Upgraded landscaping
- Custom glass etching on front door side light
- Ring doorbell and security lights at front and back of house
- Keyless front door entry
- Garage upgrades include newer garage door motor, springs & rods

## ➤ Flooring

- 20x20 neutral tile on the diagonal throughout main living areas
- Engineered hardwood in Primary Bedroom
- Custom foyer listello

## ➤ Kitchen

- Completely remodeled kitchen
- Quartzite slab countertops with upgraded cabinetry
- Custom pantry system with double swing doors
- Cooktop with range hood and wall oven and micro-oven
- Smart French Door Refrigerator with Keurig
- Upgraded hardware and fixtures
- Built-in soap dispenser

## ➤ Bathrooms

- Renovated Primary Bath
  - Huge walk-in shower with frameless glass enclosure, wall tile to ceiling, dual shower heads, and niches
  - New his & hers vanities with quartz counters and bevel-framed mirrors to ceiling
  - Upgraded fixtures and hardware
  - Pocket doors to Primary Bath and Commode
  - Newer toilet
- Renovated Half Bath to include new vanity with quartz, custom mirror and wall paper
- Bath 2 includes vanity mirror to ceiling, shower tile to ceiling with listello, niche and frameless glass door
- Ultra Quiet exhaust fans, throughout
- Heat lamps, throughout

## ➤ Miscellaneous

- Two Carrier A/C Systems with UV lights, 2016
- 80-gallon water heater, 2020
- Custom built-in wall units in Family Room and Den/Bedroom 4
- Custom butler bar in lieu of closet in Dining room
- Plantation shutters and Hunter Douglas blinds
- Motorized blinds in Family Room and Breakfast area
- Custom closet systems
- Crown molding and detailed wall moldings
- Wine cooler in Primary Bedroom closet
- Tons of hi-hats, dimmer switches, and extra electrical outlets/switches throughout
- Pocket doors at Den/Bedroom 4 entry
- LG frontload washer and dryer units on platforms
- Additional security pad in laundry room & isolated panic button in Primary bedroom

\*Information deemed reliable but not guaranteed