

Julia Model - 10823 Broadview Bay Pt.

Over \$200,000 in upgrades – Gorgeous private lake view (no littorals)

➤ Exterior

- Extended, screen-enclosed patio with upgraded pavers
- Portable generator hook up
- Impact glass entry doors with electronic keypad
- Widened driveway and entryway pavers
- Whole house gutters
- Accordion storm shutters
- Extensive landscaping with custom lighting, front and back
- Patio equipped with tv mount and cable hook up
- Garage includes: epoxy flooring, 2nd refrigerator, keypad, cabinets and shelving

➤ Flooring

- Rectified 20x20 porcelain tile throughout main living area
- Engineered wood floors in Primary and Bedroom 2

➤ Kitchen & Dining

- Granite countertops with bullnose edge
- Custom open shelving with tiled backsplash
- Custom built-in kitchen island with additional storage options
- 42-inch upper cabinets with above & under lighting
- Pantry pullouts, pot & pan drawers, spice drawer, tray drawer, double trash pullout
- Newer appliances
 - LG French door refrigerator
 - Bosch dishwasher
 - Wall oven and micro-oven

➤ Bathrooms & Bedrooms

- Shower tile to ceiling with listello, frameless doors and shower niches, all full baths
- Toto Comfort-height toilets
- Ultra Quiet exhaust fans
- Show in lieu of tub with glass block window in Bath 3
- Tumblestone countertops, Bath 2 and 3
- Primary Bath
 - Custom built-in linen cabinetry and drawers
 - Framed vanity mirrors with marble countertops
 - Jetted, whirlpool tub with marble skirt
 - Bidet

➤ Miscellaneous

- Carrier High Efficiency System, 2019 plus Google Nest thermostat
- Custom built-in wall unit in Great Room
- Custom built-in wall shelving with desk in Den
- Motorized window treatments in Great Room
- Upgraded chandeliers, lighting fixtures & custom window treatments
- Newer ceiling fans in Great Room & Patio
- Tons of hi-hats and dimmer switches
- Custom closet systems throughout
- Crown molding throughout
- Pocket doors at Den and Primary Bath entry
- Tray and coffered ceilings with custom millwork and orange peel finish
- Built-in surround sound speakers in Primary Bedroom, Great Room & Patio
- Newer LG frontload washer and dryer units on platforms

*Information deemed reliable but not guaranteed