

1228 Heron Lakes Circle
Built 5/05/2003

3521 Sq. Feet Living Area

Fortified Roof with waterproof membrane (ice & water barrier) sealed over entire roof
Installed 6/28/24- Need reinspection 6/28/29 Mobile Bay Roofing-Robert Veillon
Top of the Line Carrier Heat Pump- Downstairs unit fully replaced 2020
Upstairs unit fully replaced 2022
Kitchen Aid Icemaker 2020
GE Monogram Beverage Center-Original
GE Profile Cooktop 2024
Kitchen Aid Oven
Kitchen Aid Dishwasher 2020
Vacu-Flo
Solid wood doors throughout house
Surround sound throughout house & patio
Tray Ceiling
Ceiling fans
15 foot living room ceiling
14 foot Dining room ceiling
10 foot rest of the house downstairs
8 foot doorways throughout house
Built in bookcase in study
Desk in study
Built in shelves in den
Pre-wired for speakers in game room upstairs
Upstairs slate custom pool table
Custom Alabama light above pool table
Custom "Heron" window in master bathroom
Hardwood floors
Storage area under stairwell
Air conditioned storage room upstairs
Large attic storage area
Built In grill outside on patio
Crown moulding throughout house
Custom shutters and drapes
Storm shutters over windows
Floor plugs in den
Structured wiring to central location upstairs
Outside antenna for TV
Pool with fountain
New Polaris purchased 2026
Custom fence with all new locks
Built in drawers in primary bedroom closets
Cabinets in primary bath
2 hot water heaters in attic
Gas fireplace with blower
All 3 garage doors professionally serviced 9/18/26-Rick's Garage Door
Travertine floors Guest bathroom
Granite countertops in kitchen
Driveway & Garage freshly painted 9/25/2026 3 year warranty transferrable by Pro1Paint
HOA \$1325-Includes neighborhood maintenance, Fall party, Halloween party for kids,

Adult Christmas party, MardiGras parade, access to Oasis Grill, exercise room, tennis & pickle ball courts, swimming pool, and golf course