PROPERTY DETAILS

- 5 BEDROOMS | 4.5 BATHROOMS
- 3,486 SQ. FT.
- 2.64 ACRES
- BUILT IN 2023
- GOLD FORTIFIED CONSTRUCTION
- BAYFRONT PROPERTY

KITCHEN

- CUSTOM CABINETRY & SOFT-CLOSE DRAWERS
- GRANITE COUNTERTOPS
- OVERSIZED ISLAND WITH SINK
- SEPARATE KITCHEN SINK
- GAS RANGE & DOUBLE OVENS
- UNDER-CABINET LIGHTING
- FLOATING SHELVES
- WALK-IN PANTRY WITH BUILT-INS

LIVING ROOM

- GAS FIREPLACE
- SPACIOUS GATHERING AREA

WET BAR

- LOCATED JUST OFF THE KITCHEN
- GRANITE COUNTERTOPS
- WINE COOLER & SINK

PRIMARY SUITE

- SPACIOUS WALK-IN CLOSET
- DIRECT SCREENED PORCH ACCESS
- CONVENIENT LAUNDRY ROOM ACCESS

UPSTAIRS BONUS ROOM

- FLEXIBLE BONUS SPACE
- IDEAL FOR HOME OFFICE, PLAYROOM OR MEDIA ROOM
- CONVENIENT HALF BATH

GARAGE & STORAGE

- TWO-CAR GARAGE
- ENCLOSED GARAGE STORAGE ROOM WITH BUILT-INS
- ABUNDANT STORAGE THROUGHOUT
- HOMEOWNERS INSURANCE: STATEFARM $2600/YEAR
- HOME BUILDER: CHRIS KIRBY
- DOCK BUIDER: RYAN HESS

PRIMARY BATHROOM

- DUAL VANITIES
- TILED SHOWER WITH DUAL SHOWER HEADS
- CUSTOM CABINETRY

ADDITIONAL BEDROOMS & BATHROOMS

- SPLIT-BEDROOM FLOOR PLAN
- CUSTOM BATHROOM CABINETRY
- TILED SHOWERS

LAUNDRY ROOM

- UTILITY SINK
- CONVENIENT ACCESS FROM PRIMARY SUITE

SCREENED PORCHES

- MULTIPLE SCREENED-IN PORCHES
- GAS FIREPLACE ON ONE PORCH
- PRIVATE HOT TUB
- TWO WALL-MOUNTED VECTOR FANS PER PORCH

OUTDOOR LIVING

- HEATED & CHILLED SALTWATER POOL
- 8-FOOT TANNING LEDGE
- 4.5-FOOT POOL DEPTH
- OUTDOOR KITCHEN WITH GRILL, SINK & HOOD

WATERFRONT & DOCK

- PRIVATE PIER WITH SURESTEP DECKING
- LIGHTED WALKWAY
- COVERED BOATHOUSE
- 12,000-LB. BOAT LIFT
- ACCOMMODATES BOATS UP TO 32 FEET
- GOLF CART-ACCESSIBLE DOCK
- WATER & POWER AT DOCK
- DOCKSIDE STORAGE ROOM WITH COMMERCIAL ICE MAKER

PROPERTY EXTRAS

- 25,000-WATT GENERAC WHOLE-HOUSE GENERATOR
- WHOLE-HOUSE SECURITY SYSTEM WITH CAMERAS
- 8-ZONE SPRINKLER SYSTEM
- THREE SEPARATE FENCED AREAS
- ESTABLISHED LANDSCAPING
- WINDOW TREATMENTS CONVEY
- VECTOR PORCH FANS CONVEY