

Property Restoration Transparency Packet

This document is provided to offer transparency regarding the restoration and improvements completed to the property. The goal is to help buyers understand the scope of work completed and provide confidence in the current condition of the home.

Category	Information
Storm Impact	Property previously impacted by coastal storm flooding.
Restoration Work	Interior restoration included framing repair where required, drywall replacement, new interior doors, luxury vinyl plank flooring throughout, interior paint, updated kitchen finishes including quartz countertops and stainless appliances, and bathroom renovations with upgraded tile and fixtures.
Mechanical Systems	Electrical fixtures, switches, outlets, and interior components were updated where applicable. Interior systems and finishes were reviewed and improved as part of the restoration process.
Interior Finishes	Luxury vinyl plank flooring, quartz countertops, stainless appliances, and upgraded bathrooms installed including frameless glass walk-in shower and modern fixtures.
Layout	Flexible layout allowing 2 bedroom / 2 bath main residence plus private 1 bedroom / 1 bath suite configuration suitable for guests or potential short-term rental use.
Documentation	Restoration documentation and information available for review upon request.

Important Notes for Buyers

- Buyers are encouraged to verify insurance coverage options and flood insurance requirements with their provider.
- Buyers should confirm short-term rental regulations with Hernando County if the property will be used as a vacation rental.
- Inspection contingencies allow buyers to independently evaluate the condition of the property.