

## **Exterior Upgrades**

Gutters

Fully fenced back yard

Lanai - screened in with doggy door and shark floor coating; ceiling fan; mounted tv

## **Interior Upgrades:**

Ceiling fans in every room

Pendant lights in the entry, dining area, and over the counter

Half bath - replaced pedestal sink with vanity and marble top

Garage - 2 overhead storage racks, shark garage floor coating, LG stainless fridge, GE smart front load stacked washer/dryer in sapphire blue

Whole-house water softener

Kitchen- LG zero clearance French door refrigerator

Upstairs laundry - XL Whirlpool washer/dryer

## **Additional Features:**

The \$35,000 CDD bond is paid in full

Lakefront

Tankless water heater

Gas Community

Kitchen cabinetry extended to the ceiling with crown molding

SimpliFire electric fireplace with remote control operation

## **Community Features:**

Atlantica Isles is a gated community

The HOA provides all lawn care

Exterior Pressure washing is included in the HOA

The irrigation system operates on affordable, reclaimed water.