

FEATURES AND UPGRADES
70 WATER STREET
ST AUGUSTINE, FLORIDA 32084

BUILT 1936
ARCHITECT F.A. HOLLINGSWORTH
LOT SIZE .26

ORIGINAL CARRIAGE HOUSE WITH CEDAR SIDING, FRESHLY PAINTED WITH NEW ROOF, 220 AMP, ORIGINAL INTERIOR WOOD (PINE). PLUMBING AVAILABLE, EASILY A GUEST HOUSE OR ART STUDIO.

2020 CONSTRUCTED STORAGE SHED WITH TWO ELECTRICAL OUTLETS, AUTO FAN FOR HEAT CONTROL, HARDI™ SIDING, SILICONE COATING JUST ADDED TO ROOF.

FULLY FENCED BACKYARD WITH VINYL COATED CHAIN LINK THAT IS HIDDEN WITH LANDSCAPE VIBERNUM , LIGUSTRUM, PODACARPUS HEDGE.

CUSTOM, HAND BUILT PRESSURE TREATED LUMBER WITH READY -SEAL PERGOLA ON THE SIDE OF HOME.

POOL PUMP, AND HEATER ONE YEAR OLD, FILTER NEW .

FULL IRRIGATION SYSTEM, DEDICATED WELL SHARED WITH NEIGHBOR .

FULL LANDSCAPE LIGHTING /UPLIGHTING INSTALLED FRONT AND BACK NITE-LITES

ARCHITECTURAL SHINGLE ROOF- 2019 - BACK OF HOUSE SILICONE COATING AND FRONT OF HOUSE SECOND STORY PORCH ROOF SILCONE COATING 2026

WATER HEATER 2024

ORIGINAL HARDWOOD FLOORS REFINISHED 2023

ALL WINDOWS REPLACED 2017

KITCHEN APPLIANCES 5-8 YEARS OLD GE PROFILE , KITCHEN AIDE , BOSCH DISHWASHER

WASHER AND DRYER MAYTAG 4 YEARS OLD

FRONT PORCH DECKING PAINTED, KILN DRIED, PRESSURE TREATED LUMBER ,
STAINLESS STEEL SCREWS AND FASTNERS

FRONT PILLARS WRAPPED IN PVC WOOD

SECOND STORY PORCH FLOOR, TREX™ DECKING 2 YEARS OLD

NEW FIBERGLASS EXTERIOR DOORS

TERMITE BOND AND CRAWL SPACE UNDER HOME COMPLETELY SEALED

500 SF +- SUNROOM ENCLOSED WITH NEW VINYL WINDOWS , BAMBOO BLINDS ,
EXTERIOR STONE WORK, 4' CONCRETE FOUNDATION, STONE FIREPLACE AND SPLIT
SYSTEM AC 2024

10 FOOT CEILINGS, VOLUME FOYER TO SECOND FLOOR

CUSTOM MOLDING AND SPECIALIZED TRIM, PLANTATION SHUTTERS

ZONED SYSTEM HVAC - ONE HANDLER ATTIC, ONE HANDLER DOWNSTAIRS CLOSET,

ELEVATED OUTSIDE COMPRESSOR 4 FEET PLATFORM

6 ROOM GENERATOR – GENERAC GAS NEW

ATTIC SPRAY FOAM INSULATION 2019 TERMITE TREATED BEFORE

BATHROOMS UPDATED 2020 WITH PLUMBING REDONE