

WELL EARNED BRAGGING RIGHTS

Exterior:

9 additional parcels to convey providing approximately 20 acres of privacy

Composite fencing at entrance along the main property line and along rear property line

Dedicated shed at entrance for package delivery

Three gated entrances

Fenced tennis court-could be converted for pickleball

Tree canopy along drive

Main house, guest house, pump house, gazebo roofs replaced in 2015

60 KW and 22 KW generators and 200 amp service added 2021

2-120 gallon vertical propane tanks installed in 2021

1-1000 gallon underground propane tank in 2021

Freshly laid mulch with Mulch Lock to prevent displacement

Well house with extensive filtering system for water treatment

Circular drive

Artificial turf /pet grass with 3 ft of base rock in backyard

Inset trampoline with submersible pump to displace water

Putting green

Reflection gazebo with electric

Fresh exterior paint

Water feature at entrance

\$230,000 of brand new impact windows and sliders

Main House:

8,665 sq ft of living space

Most furniture will convey

Freshly painted interior with custom stone work throughout

Plank tile flooring

Two inset water features in the foyer

Recessed lighting with square cans

Modern LED lighting throughout

Decorative ceiling inlays

Polyurethane crown molding, baseboards and trim

Lower Level:

Casino room with half bath

Game room perfectly sized for a pool table

Theatre room with stadium seating for 10, custom lighting and attached full bathroom

Living room with inset, gas fireplace and hideaway sliders to the pool

Family room is adjacent to kitchen with propane fireplace and sliders to the pool

Dining room with decorative, octagonal ceiling, bench seating and 4 arched windows looking upon the water

Serve your guests from your dedicated bar

Spacious laundry room with storage, folding area and shower for pet bathing

Second half bathroom

Kitchen:

Quartz counters

Tiled backsplash and back accent wall

Butler's pantry with floor to ceiling tile

Soft close, espresso cabinets

Lighted, display boxes over cabinets

Commercial grade, inset refrigeration with expansive storage

Ventilated Z Line gas range with 8 burners, griddle, warmer and oven

Under the counter microwave

Second sink in center island

Seating for 6 at the breakfast bar

Master Suite:

Inset shelving and cabinets

Electric fireplace

Lounging area

Wet bar with wine cooler, refrigerator and icemaker

Amazing walk in closet space with customized touches that will be the envy of all

Second walk in closet for him

Jacuzzi tub with Bluetooth capabilities

Walk in shower with bench seating and dual shower heads with individual temperature control

Dedicated makeup station

His and her vanity space

Pocket commode with bidet

Slider entry to screened sitting area with travertine flooring

Spiral staircase to the second level

Second Floor:

Three guest bedrooms each with ensuite bathrooms

Balcony access from two of the guest bedrooms

Third guest bedroom is a dedicated gaming room with ductless cooling

Unobstructed views of the water and pool area from the walk out balcony on the backside

Dedicated work station-office with a view

Lounging area with mini refrigerator

Bird's eye view to lower level

Guest House:

2 story with 2665 sq ft overlooking the Myakka

3 full bedroom and 2 full baths upstairs

Direct walkway to the dock

Fresh interior and exterior paint

Furniture will convey

Plank tile flooring throughout

Designated dining area

Living room with slider to screened waterfront sitting area

Half bathroom downstairs

Full first floor kitchen with espresso cabinet, stainless appliances, stone backsplash and quartz counters

Attached temperature-controlled garage with interior viewing window

Interior laundry room with sink

Full second floor kitchen with espresso cabinet, stainless appliances, and quartz counters

Walk out balcony with unobstructed water views

Front bedroom with a water view and 6 single beds

Gas fireplace in rear guest bedroom

Pool Area:

Swimming pool and surrounding area remodeled in 2020 by Destination Pools

Travertine pool decking

Extended sun shelf with 4 loungers and 2 umbrellas

Champagne spa

3 waterfall features

Saltwater pool with on demand heating

Mosquito sprayers at rear

Outdoor kitchen with covered seating

Outdoor furniture will remain

Perimeter tiki lighting

2 remote controlled fire bowls

Sunbrite television

Full pool bath

Sunken lunar fire pit remote controlled

Boating:

Situated where the deep waters of the Apollo Waterway meet the Myakka River

2 minute cruise out of no wake

20-30 minute cruise to the Charlotte Harbor passing under the El Jobean Bridge

Continue the cruise and the Charlotte Harbor empties into the Gulf of Mexico

Extended wood dock replaced in 2018

Concrete seawall replaced in 2018

70,000 lbs Alum-A-Vator boat lift

10,000 lbs Alum-A-Vator boat lift

Electric, water and fishlights at dock

Two covered boat houses measuring 22x34

Working davits for the skis

Mosquito sprayers

Garages:

3 car garage attached to main house

Golf simulator

2 Tesla chargers

Ductless mini split for temperature control

3 car garage attached to guest house

Temperature controlled

Additional storage or workshop

Well suited for the classic car collection or motorized toys

Mechanicals:

3 tankless, gas hot water heaters replaced in 2020

7 HVAC systems replaced in 2021

Generac generator with 2 dedicated 500 gallon propane tanks

Mini split, ductless units in the garages and upstairs main house game room

Extensive water treatment system with routine service by Aqua Flow

High speed internet with 2 dishes providing 100mp service