

List of Features

12730 CR 25, Ocklawaha

Property Website:

<https://opulent-rem.aryeo.com/sites/djopron/unbranded>

1. New gas water heater in cottage 2020
2. New electric water heater main house 2020
3. Built in ice maker and under counter fridge
4. New dishwasher 2020
5. New gate operator 2023
6. Three smart thermostats that can be controlled anywhere and restricted for guests/kids ("ecobee")
7. WiFi light switches for all exterior lights, controllable anywhere
8. WiFi water heater switches installed for energy savings/scheduling
9. Complete Ring Alarm System connected to wired system for the best of both worlds (convenience/monitoring/reliability)
10. All toilets replaced in 2022 for water savings and reliability
11. New HVAC 2021 (2 units)
12. Dock boards replaced 2020
13. WiFi controllable sprinkler system
14. 6 inch well over 600 feet deep into 3rd aquifer. 500 gallon ballast tank
15. Septic system fully inspected 2023 and confirmed no bio-mat build up
16. Outdoor fountain
17. Outdoor shower installed and two outdoor foot wash locations to keep sand out of the house.
18. 50 amp RV connection
19. Decked storage in garage attic
20. Decked storage in house attic second floor
21. Multi-zone ceiling stereo speakers in living room and kitchen
22. 4 speaker bluetooth stereo system at cabana boat house
23. Built-in seating and tables at cabana boat house
24. 3 hanging chair attachments and 4 different hammock locations
25. Covered storage area behind garage
26. 100 gallon propane tank - gas stovetop and fireplace
27. Standing seam metal roof. (Far superior to riveted style metal roofs that are so common these days)
28. Motion activated flood lights around entire house and security cameras
29. 2 fully controllable remote view PTZ cameras one covers front and other covers lake side.
30. Seller would consider selling furnishings.

- This beautiful home has been a successful vacation rental since June 2020. Also willing to transfer bookings to new owner, even possibly managing for them for a fee.
- 2020 income \$44,054
- 2021 income \$118,799
- 2022 income \$123,788
- 2023 income \$107,348

Utilities:

Duke Energy

Spectrum – internet