

House Amenities - 9043 Cypress Hollow Drive, PBG, FL 33418

Garage

Showroom Floor

Marathon 50 Gallon High Energy Efficient Water Heater (MarathonHeaters.com)

Whole House Surge Protection on Circuit Breaker Box

Liftmaster Garage Door Opener w/Two Remotes

Attic Access with Pull Down Stairs

Water Spigot in Garage

FPL Energy Saver Monitor Installed for Electric Bill Savings

Hurricane Protection

Garage Door is to Dade County Code (This is higher than PB County Code - See Slats)

Dade County Code Accordions & Shutters (Takes approx. an 1 1/2hrs to fully install)

Battery Operated Fire Alarms

Outside

Automatic Sprinkler System on Timer

Lawn Rain Water Saver Gauge

House Painted - December 2006

Walkway installed from Pool Area to Back Door to Access Guest Bath

Home Faces Lake With View of Fountain

Back of Home has View of Landscape Buffer to BallenIsles Park

Permanent Landscape Easement Runs Length of Property in Backyard

Non-Zero Lot Line Home

Hedges on Both Sides of Home are on Neighbors Property and are Maintained by Them

Conveniently Located Near Christ Fellowship Church

Pool & Hot Tub/Spa Pool Area

Screen Enclosed Patio with Covered Overhang Area

Vita Therapeutic Spa (VitaSpa.com)

Kidney Shaped Pool with Beautiful Rock Waterfall

Pool Finish is Pebble Tec (PebbleTec.com)

UroTile Pool Deck (UroTile.com)

Lights installed to spotlight patio plantings

Decorative White Aluminum Fence w/Gate for Child Pool Safety Protection

Alarm & Intercom

Security System with Fire Detectors

Nutone Intercom System with AM/FM Radio & Door Chime

Wired for Video Hookup at Front Door

Laundry

Sears Kenmore Front Loading Water Saving Washing Machine

Whirlpool Dryer

Large Laundry Sink in Room

A/C

Top of the line 15.3 SEER 5 Ton Coleman Air Conditioner (ColemanAC.com)

White-Rodgers Programmable Thermostat

Inside

Freshly Painted Walls
Tile and/or Pergo Floors throughout home
Knockdown Finish Ceilings
Guest Bedroom with Private Bath and Private Door Entrance

Guest Bathrooms

Upgraded Faucets
Upgraded Cabinet Handles

Kitchen

Modern Frigidaire Stainless Steel Appliances:
.Side by Side Refrigerator w/purified water & ice thru freezer door .Microwave
.Convection Oven w/Flat top Range .Dishwasher
Garbage Disposal
Reverse Osmosis Water Filtration System at Sink
European Style White Sleek Cabinets w/Black Painted Accents & Desk Area
Pass Thru Window with Countertop to Covered Patio/Pool Area

Family Room/Breakfast

Floor to Ceiling Arched Window with Magnificent Landscaping View
Nook with 3 Windows Overlooking Waterfall Pool
Wired for 2 Surround Sound Speakers

Dining/Living Room

Gorgeous Pergo Flooring
Pretty Chandelier with Shades
Area Large Enough to Accommodate a Pool Table if Desired
3 Door Slider Opens Wide to Inviting Outside Patio

Master Bedroom & Bath

Italian Tile Thruout
Crown Moulding installed at Ceiling
Sliding Glass Door to Patio
His & Her Sinks
(2) Large Closets
Upgraded Faucets
Upgraded Cabinet Handles
Roman Tub

Community

Private Gated Community of 56 Homes
Phone Security at Gate Rings in Homes for Access
Great Family Neighborhood
\$1200/year HOA Fees (Includes Basic Cable) Paid \$600/Semi-Annually