

FEATURES OF 61 YONGES ISLAND DRIVE

EXTERIOR FRONT

Well maintained landscaping enhancing curb appeal.

Large driveway which can easily accommodate six vehicles

The driveway is Kool Crete* coated to eliminate excessive heat in the Summer

Recently painted exterior ...five years ago....extra 'touch up' paint will remain.

Enclosed service area with dry paved walkway to the rear of the house and yard.

Dusk to dawn lighting and timed landscape lighting at entrance.

EXTERIOR BACK

One of the largest lots in the community (1/3 acre)

Beautiful tropical-themed landscaping with 6-zone Toro* irrigation system

Entire lot drains either to the street in front or to the fairway in back. NO history of water drainage issues.

Extensive landscaping provides privacy

Paved extended patio with large wood burning fireplace

Motion detection security lighting

Numerous access points for both water and power

All rainwater from roof downspouts directed underground safely away from house foundation.

POOL

Totally screen-enclosed providing low maintenance (less debris cleaning & less filter stress)

Total screening affords access security (two lockable screen doors)

Chlorine treated and monitored water condition regularly by YearRound* Pool of Bluffton.

Easy-entry step-in 11,000 gal. capacity, 16.5 ft X 24.5, 3ft to 5.5 ft deep...lighted, fountain...automatic water feed

ALL pool mechanicals and chemical storage totally enclosed and protected from sun and weather in designated pool shed.

Pool shed also serves as gardening/storage shed, adequately ventilated plus lighted ceiling fan

Pool apron entirely paved to reduce heat and affords a non-slip surface for lounging and entering/exiting

Interior of screened area landscaped, security lighted and timed dusk to dawn accent lighting

PATIO

Very private setting. No line of sight with neighboring lots.

Covered and paved connection to pool and house great for entertaining or private lounging

Ceiling mounted fan w/ light (remote controlled)

Numerous power and water access points

Cable ready with covered wall-mounted TV (TV stays)

HOUSE MECHANICALS

Fully serviced by economical Natural Gas

Natural Gas furnace (5 years old)

High efficiency water heater (5 yrs. old) w/continuous in-line pump for instantaneous warm water throughout home at set times

Natural Gas 'chef's' range top in kitchen

Electric A/C with custom ductwork throughout to insure comfortable heating & cooling to all rooms.

AprilAir* in-line duct unit to eliminate dust and pollutants such as pollen beyond the ceiling filters

Extensive custom low-voltage ceiling lighting

Stainless steel kitchen appliances, up-graded garbage disposal (important for slab-floor housing),

Double Convection Oven, Soft Close Doors w/ pull out shelving in base cabinets

Extra cabinet kitchen storage, Second refrigerator in garage stays

Custom ceiling lighting throughout interior living area. Bose* ceiling speakers wired for surround sound.

SPECIAL HOUSE FEATURES

Floors: Marble in main living area, custom tile in kitchen and baths, carpet in bedrooms

Custom built-in cabinet storage with shelves in family area

3M custom tinting on west-facing windows in family/dining room, east-facing guest room windows and guest bath to reduce electric consumption in the Summer

Elevated Toilet in master bath, top of the line faucets throughout w/stainless steel flex connections

House structure employs hurricane-code steel wall/roof cables and re-enforced garage door bar.

Easily accessible main water shutoff valve in garage.

Existing wiring for both satellite dish (existing in place) or cable service (not currently in use)

Workshop with cabinets and work counter complete with additional storage

Upgraded laundry tub with work counter attached

Metal high-quality over-sized pull-down ladder access to floored attic storage area

Additional storage area in garage

LAUNDRY ROOM

Recently purchased Maytag* washer & dryer

Up-graded lighting

Built-in cabinets and countertop

Large window for ample natural lighting