**2512 Turkey Neck Circle Features**

**Basic Information**

Water view of Turkey Neck Canal

.36 acre lot

Has boat slip (1st one in marina) deeded with property

5BR/3.5BA/2GA

3,329 SF per appraisal (Appraisal District did not include Casita (378 SF)

Two-story

Separate 1BR/1BA casita with kitchenette – will convey w/ full size bed, refrigerator/freezer

 & microwave

Brazilian cherry scraped engineered hardwood flooring in all downstairs areas except kitchen, laundry

 and bath

Extra room that could be used as a den or study down

Master bedroom and additional BR down

Laundry is very large room and down

Eating area off kitchen

Separate dining room w/special lighting fixture and bar area

Built by Al Johnson

**Layout**

**DOWN:**

Huge LR area opens out to patio – has view of pool area

Kitchen has eating bar on one side and wet bar/separate DR on other side

Half bath in hall by kitchen

Laundry room in hall by kitchen and has freezer, beverage cooler, ice maker, sink, lots of cabinets, large

 area for folding and quartz counter-tops

Huge walk-in pantry in hall

Master to left of LR –Has view of pool and backyard

Extra BR down is being used as office and office furniture conveys (Teck Line)

Den is large and could be a bigger office and could use other room as BR (has closet)

Casita is separate from house down a sidewalk and close to pool

**UP:**

2 BR’s with balconies that overlook the backyard & Turkey Neck Canal

Full bath (porcelain tile countertops and porcelain tile floors)

**Kitchen**

Three windows in kitchen that look out at water fountain & separate garden area

All appliances convey including refrigerator

Sub Zero All refrigerator

4 burner gas cooktop with griddle and grill in middle – over cooktop is a food warmer

Double ovens - Regular oven and steam oven

Quartz counter-tops

Porcelain ceramic tile floors

Custom cabinets with full extension drawers

**Bar**

Italian porcelain tile counter-top with leather finish

Wine cooler

**Master BR/Bath**

Quartz counter-tops

Porcelain Tile floor

Master bath has large window over bathtub looking out at Private Garden

Huge walk-in tiled shower with double sets of 8 whirlpool jets (can see out window when in shower)

Huge master walk-in closet w/drawers, shelves, dressers, mirror, etc.

**Laundry room**

Front loading washer/dryer that convey

Freezer

Beverage cooler

Hoshizaki icemaker (top of the line & maintenance free)

Sink

**Backyard Info**

Well that is used for all watering (On well are sprinkler systems front & back, large pots, hose bibs, all

 landscaping and central part of park)

Huge salt water heated in-ground swimming pool

All chemicals and pool equipment convey along with a storage container

Greenhouse (Pump to well inside of greenhouse) – will leave benches inside

3 storage buildings

Electronic awning that is remote controlled (easy up and down) over back patio

Mosquito Monster remote controlled misting system for front and back yard (also repels flies)

Sprinkler system – front and back

Completely wood privacy fenced (Large opening – section slides & can be removed)

Back and side of property borders greenbelt area

Backyard is completely private on all sides

**Hurricane preparedness**

**First floor:**

Operable hurricane shutters on front of house

Lexican panels on back (to be installed)

**Second floor:**

Front of house has Bahama hurricane shutters

Lexican panels on back and Casita (to be installed)

**Termite Info**

Albin treated for Formosan termites and is under transferrable termite warranty

All wood damage was repaired

During seller’s ownership no active termites

**Important info**

Located right next to the park and marina for easy access, yet private and secluded from that area

Comes with a designated boat slip (#14) that is first one in marina (Includes electric boat lift)

Has monitored security system throughout house with video camera over garage

Roof replaced in 2011

A/C systems inside and out replaced 2015 – two systems

Has Direct TV with satellite

2 of the 4 are Toto toilets – cannot clog

Survey does not include casita or fence

Landmark Home Warranty in effect and can transfer

HOA fees are $128.70/year and boat slip fee is $100/year