

# 21758 SOUND WAY #102

A premium home in a premium location...It's the View!!!

Offered at \$435,000 Some furniture negotiable



## GENERAL IMPROVEMENTS AND UPGRADES

17" Premium tile laid on the diagonal with decorative Listello in great room, foyer, kitchen, baths, laundry, hall, and Lanai.

5" plank Solid Oak hardwood floor in master bedroom and front bedroom.

Maple hardwood flooring in 3<sup>rd</sup> bedroom

NEW Picture window design Lanai screening and door summer 2015

NEW in 2014 - Screened Front Entry

## HVAC, GARAGE ETC

17 SEER rated Trane AC 2007, maintained every 6 months

Hot water heater in 2009

NEW ultra-quiet garage door opener 2013

## KITCHEN

TOP OF THE LINE Corian countertops with PREMIUM ogee edge

Travertine marble backsplash with decorative marble and crushed glass trim NEW Fall of 2015

TOP OF THE LINE Spice Maples cabinets with crown molding and lighting valance

NEW Under and Over cabinet LED lighting Fall of 2015 that will last over 20 years

## BATHS

Both baths have TOP OF THE LINE Kohler faucets, TP holders, extra towel racks, robe hooks.

Master bath

NEW Travertine marble shower flooring 2014

Frameless glass enclosure 2015

Designer knobs cost over \$500

Custom built-in Vanity in Master bath with extensive drawers, mirror, 'appliance garage' and electric outlets

Guest Bath - Remodeled in Fall of 2015

New wood cabinet with Carrera Marble top and under-mount 'trough' style porcelain sink

New Mirror and new light fixture in brushed pewter

**Call or email to receive more pictures/appointment right away  
as this is the only first floor carriage home currently available in Pelican Sound.**

**Owner/Agent - Sarah Thompson (239) 398-8333 [sthompson@johnrwood.com](mailto:sthompson@johnrwood.com).**

**No other Brokers please.**