

Features/Upgrade List - 1818 Harbor Circle West

- Dock pilings jacketed and concrete filled 2018 (\$6k)
- Lift pilings replaced and wrapped 2018 (\$3k)
- Brazilian Hardwood decking on dock
- New Galvalume metal roof and TPO flat roof installed 2021 (\$26k)
- 4' roof extension over pool deck in 2021
- Exterior of home repainted w/ top level Sherman Williams paint in 2021
- Rheem Smart hybrid water heater in 2021
- Whole home water softener in 2020
- Master bath remodel in 2018
- Guest bath partial remodel in 2018
- Terrazzo polished in 2018
- Whole home 15 kw propane Coleman generator with auto start
- Impact resistant double paned hurricane rated sliding glass doors (\$25k) in 2017
- Impact resistant hurricane rated windows throughout
- Power hurricane shutters on all openings of home, manual shutter on left three sliding glass doors
- 12k lb High Tide gear drive boat lift
- Waterway Boat Lift Cover assembly, 32x12, in 2022 (\$6k)
- Blown-in attic insulation
- GE monogram counter depth built in refrigerator (\$10k) in 2016
- HVAC replaced in 2015
- Wired HD 4-camera security system with DVR and remote access
- Rainbird sprinkler system with four zones
- Salt water system for pool installed in 2019
- Hayward variable speed pool pump installed in 2020
- Polaris Vac-Sweep pool cleaner
- Propane water heater for pool and/or spa
- LG front load washer and dryer convey with sale
- Billiards pool table with all components and ping pong table topper conveys with sale
- 5-stage under sink reverse osmosis water purification system installed in 2018
- .29 acre oversized lot
- Extensive mature landscaping consisting of native Florida trees, shrubs, and plants
- Ceiling fans in all rooms
- Overhead storage racks in garage
- ADT Security System with wireless sensors on all access points and monitored smoke detectors in 2018
- LED lighting throughout home, garage, and in all outdoor lighting
- LED landscape lighting across the backyard around pool added in 2020.

Additional perks...

- Located on a quiet circle with very little traffic.
- Large circular driveway to accommodate numerous vehicles
- Boat trailer storage area behind fence in side yard
- Mature neighborhood with light restrictions and only a \$75 annual HOA fee
- Long distance water views out of McKay Creek towards the intracoastal and Indian Rocks Beach
- Dog run located on the side of the home