

### **41 Winston Lane Amenities**

- 2,600 Sq Ft heated and cooled
- 1,000 Sq Ft porches and balconies
- 2x6 construction, built to code for 130 mile per hour winds (steel rods from foundation to roof)
- 10' ceilings with crown molding
- Ceiling fans in all rooms
- 2 bedrooms upstairs each with access to 2<sup>nd</sup> floor balcony
- Large 2<sup>nd</sup> floor office wired for office equipment, currently used as 4<sup>th</sup> bedroom
- Master bath with sunken tub and large marble shower and 2 walk-in closets with built in chest of drawers
- Sun room with southern exposure off living room
- Central Vacuum
- Raised seam metal roof
- Master bedroom on first floor
- Wood burning fireplace with marble hearth
- Surround sound speaker system
- Wet bar with refrigerator, mirrors, shelves and natural cherry cabinets
- Natural Cherry cabinets throughout home including built-in's in laundry room and storage shed.
- Kitchen island with Jenn-Air grill and built-in lighted stained glass panels
- 1 hp. Disposals in kitchen sink and island sink
- Walk-in pantry with under stairs storage
- Plantation shutters throughout entire home
- Built-in entertainment center with natural cherry doors
- 12'x24' detached storage room with built-in Cherry Cabinets
- 60' water well for irrigation system
- Brick paved sidewalks and patio with inlaid mosaic stained glass stepping stones
- Gulf views from 3<sup>rd</sup> floor tower
- Not in a flood zone - Flood zone X – FEMA Flood Insurance Available!
- 81'x185' lot
- Vinyl Siding
- Ownership of this home includes the use of swimming pool at Pinecrest S/D at NO COST. Gate at rear of property to Pinecrest.
- Huge lot with plenty of room for private pool and garage/carriage house!