

Additional Information for 4301 Sawgrass Court

Entrance/Foyer

- Covered stone entry/porch with recessed lighting
- Front door has 2 side lights
- New security all glass/storm/screen door
- Exterior lantern fixtures
- Neutral tile flooring
- Guest coat closet
- Neutral paint
- Painted crown molding
- Recessed lighting
- New foyer light fixture (2016)
- Vaulted ceiling
- Neutral carpet on stairs to LL
- Sconce on wall/safety lighting going down stairs
- Open to Family Room

Family Room

- Neutral carpet
- Neutral paint
- Full wall of floor to ceiling windows with golf course views/blinds/custom drapes
- Vaulted ceiling with stained wood beams
- Recessed ceiling lighting
- Built in ceiling speakers
- Gas FP w/ full floor to ceiling stone masonry
- Raised stone hearth and stone mantle
- Built-in stained cabinetry on FP wall (both sides of fireplace)
- Open to Kitchen/Foyer

Kitchen

- Hardwood flooring (maple)
- Neutral paint
- Custom stained cabinetry
- Neutral corian counters
- Neutral tile backsplash
- Recessed lighting
- Built in ceiling speakers
- Curved Island with granite top, storage, counter seating
- 2 oversized pendant lights above island (2016)
- 2 windows above sink w/blind
- Pullout garbage and recycling
- Stainless double sink w/garbage disposal
- Water filtration/hot water
- Walk-in Pantry w/ custom shelving (glass door)
- Sliding glass doors to covered stone patio
- Hunter Douglas gliding privacy panel for patio door
- Open to Dining Area, Back Hallway

Appliances:

- **SUB ZERO** cabinet-front custom side by side refrigerator/freezer with ice and water in door
- **THERMADOR** stainless 6-burner gas cooktop/oven w/griddle
- Exhaust fan/Hood
- Kitchen Aid stainless built-in microwave oven
- **BOSCH** stainless dishwasher

Dining Area

- Hardwood flooring (maple)
- Built in stained cabinetry /wood top/glass front china storage
- Recessed lighting
- Open to Family Room

Back Hallway/Mud Area

- Door to Garage
- Coat closet
- Neutral tile flooring
- Recessed lighting
- Neutral paint
- Painted bench with storage underneath, coat hooks
- Large oval window
- Door to Laundry Room
- Door To Half Bath

Half Bath

- Neutral tile flooring
- Neutral paint/chair rail w/painted bead board below
- Sconce lighting above mirror
- Kohler pedestal sink
- Kohler toilet
- Panasonic fan

Laundry Room

- Neutral tile flooring
- Neutral paint
- Painted cabinetry
- Recessed lighting
- Utility sink
- Hanging rack
- Large windows w/blind facing front/street

Master Bedroom/Suite

- Neutral carpet
- Neutral paint
- Painted crown molding
- Tray ceiling with accent lighting and crown molding/trim
- Ceiling fan w/wall control
- Built in ceiling speakers
- Windows (golf course views) w/ custom room darkening blinds and custom drapes
- Master closet has neutral carpet, paint, recessed lighting, window w/ blind/ custom shelving and racks

Master Bath

- Entry from Master Bedroom
- Neutral tile flooring
- Neutral paint
- Painted crown molding
- Double Kohler vanities w/neutral tops
- Recessed ceiling lighting and in soffit above mirrors
- Painted custom stained cabinetry w/open shelves/linen storage/medicine cabinet
- Large walk-in fully tiled shower w/recessed lighting/glass door/bench/alcoves
- Pearl corner whirlpool tub with pullout sprayer/neutral tile surround
- 2 windows w/blind above tub
- Private water closet w/Kohler toilet
- Built in ceiling speakers
- 2 Panasonic fans

Bedroom #2

- Neutral carpet
- Neutral paint
- Painted trim
- Vaulted ceiling
- Ceiling light fixture/fan w/wall controls
- Window w/ blind/arched above
- Painted built-in cabinetry/closet (new)

Bedroom #3

- Neutral carpet
- Neutral paint
- Tray ceiling w/ painted crown molding
- Ceiling fan w/wall controls
- Windows w/blinds/ golf course views
- Fitted closet

Full Bath

- Neutral tile flooring
- Neutral paint/tile on walls
- Kohler sink/stained cabinetry below/neutral corian top
- Sconce lighting above sink/attached to full mirror
- Full sized tub w/shower/tiled walls
- Light in shower
- Window w/blind
- Built-in linen closet in bathroom and additional linen storage outside in hallway
- Kohler toilet
- Panasonic ceiling fan

Lower Level

Family Room

- Neutral carpet (new 2017)
- Neutral paint
- Recessed lighting
- Built-in ceiling speakers
- Windows all along one wall w/blinds/painted benches and cabinetry underneath
- Walk-in cedar closet (11x7)
- Door to additional storage /play area under stairs

Kitchenette/Wet Bar

- Neutral tile flooring
- Neutral paint
- Stained cabinetry w/neutral top
- Electrolux stainless under counter wine refrigerator
- Recessed lighting
- Stainless sink

Full Bath

- Neutral tile flooring
- Neutral paint/tile on walls
- Stained cabinetry
- Sconce lighting above sink
- Shower w/ glass door
- Built-in linen closet in bathroom and additional linen storage outside in hallway
- Kohler toilet
- Panasonic fan

Bedroom # 4

- Neutral carpet
- Neutral paint
- Ceiling light fixture
- 2 windows w/blind
- Fitted closet

Mechanicals

- Carrier H/C system
- Bradford White gas water heater (new 2017)
- April-Aire air cleaner
- April-Aire humidifier
- Generator
- Reverse osmosis water filtration system
- Beam central vacuum
- Waterman water softener
- Honeywell security system
- Rain-Bird sprinkler system
- Stairs to Garage from Mechanical Area

Garage

- 3-car garage w/ 2 Lift Master openers
- Keyless entry
- Heated (Hot Dawg)
- Door to Lower Level
- 3 sets of large Windows w/blinds
- Door to Front Driveway /Door to Mudroom
- 3 floor drains
- Utility sink
- Hose hookup
- Overhead lighting
- Attic access
- Rain Bird sprinkler system controls

Outdoor features

- Large stone patio
- Extensively landscaped with many updates
- Fire pit
- Garden beds (2)
- Limestone window ledges

Covered Patio/Porch

- Stone floors/wall/wood ceiling
- Railing
- Approx. 10x20
- Ceiling fan and speakers
- Recessed lighting/outlets
- Stone stairs to lower stone patio

Miscellaneous:

- Custom built by Gryboski in 2001 (2x6 construction)

Owner updates:

2014

- Stone patio extended
- Garden beds/Fire pit added

2015

- Foyer painted
- Garage Entry painted
- Laundry Room: Walls and cabinets painted/cabinets raised and new countertop
- All Hallways painted
- Half Bath painted
- Entire Lower Level painted

2016

- New garbage disposal
- New light fixture in Foyer
- New pendant lights (island)
- New stair lighting
- Trees removed/remaining trees pruned
- Storm/screen all glass front door (custom)

2017

- New carpet in Lower Level
- New built-in wardrobe Bed 2
- New water heater

Negotiable items

Unattached bookcase in Master
Outdoor play set