**FEATURES OF 7 COACH ROAD**

* Double door entry and access door to garage off hallway
* Wood flooring in dining room, living room, kitchen, bedrooms (2) and hallway
* Tiled entryway to hallway
* Crown molding; Recessed lighting
* Owens Corning Duration Roof Shingles 2021 installation
* New carpeting in lower recreation/bonus room
* Kitchen remodeled in 2020 with new appliances; 2019 refrigerator
  + Quartz countertops with tiled backsplash
  + Double apron front sink
  + Pull out pantry shelving in cabinets
  + Garden window with built-in bench (with storage)
  + Built in bookcases/shelving
* Upgraded doors and windows throughout
* Master bathroom remodeled
  + Walk in shower with seat, tile mural
  + Wainscoting on walls
  + Windows on ceiling (open for ventilation)
* Fireplace in living room – wood burning with gas starter
* All new drip irrigation system and new landscaping
* Trex decking – 36 foot deck off of the kitchen & living room; separate 28 foot deck off the back yard/pool area
* Large entertainment patios
* Gazebo – recently renovated with new roof
* New side gates & fencing
* Gigabit internet available
* Central air conditioning
* Tankless water heater
* Septic system
* Annual road fee (15 homes) - $1000 per year
* Ocean, city lights, mountain, Harbor views