

# FEATURES & UPGRADES

## 79182 BOG WALK COURT (BERMUDA DUNES COUNTRY CLUB)

### INTERIOR

- ❖ High Ceilings throughout and Vaulted Ceilings in all living areas
- ❖ Three (3) sets of beautiful French Doors that open onto a spectacular Entertainer's Backyard
- ❖ Beautiful Wood-like Tile Floors Extended throughout (NO CARPET)
- ❖ Wood-Burning Fireplace in Living Room
- ❖ 66" Flat Screen Roku TV over Fireplace in Living Room
- ❖ Upgraded Cabinetry in a rich Espresso Finish throughout
- ❖ 42" Upper Cabinets in Kitchen
- ❖ Granite Slab Countertops and Stainless Steel Appliances in Kitchen
- ❖ Generous Pantry in Kitchen plus Bonus Closet for additional Audio/Visual closet
- ❖ Custom Built-in Closet Organizers in all Bedroom Closets
- ❖ Built-in Drafting Table and Office Furniture in Guest Bedroom
- ❖ Upgraded LED Lighting throughout, with Touch Dimmers
- ❖ Ceiling Fans throughout
- ❖ Programmable WiFi-enabled Thermostats

### GARAGE

- ❖ Commercial Quality Evaporative Cooling System w/Pro Stat Thermostat
- ❖ Two (2) 17 SEER 2-Stage Cooling Air Conditioners with 80% Annual Fuel Usage Efficiency Gas Furnaces
- ❖ Both FAU's equipped with UV Ionizing Air Cleaners and 2" MERV 11 Filters
- ❖ Newer 50 Gallon Water Heater (1 year old)
- ❖ Newer **Legacy** 920 Garage Door Openers
- ❖ Garage Storage Shelves

### EXTERIOR

- ❖ Oversized .33 acre lot with RV Parking and Large Driveway
- ❖ 3-Car Garage plus RV Parking connected to Septic
- ❖ Saltwater, Pebbletec Pool & Spa with Multiple Spillways and color-enhanced LED Lighting
- ❖ Mature Landscape with Towering Palms and both natural and artificial Lawn
- ❖ Fenced Play Area for Pets or Children
- ❖ Large Gas Firepit
- ❖ BBQ Island with Seating
- ❖ Patio Furniture and Umbrellas
- ❖ Driveway Illuminating Flood Light
- ❖ Wired for Future Outdoor Rock Speaker
- ❖ **RING** Cameras, including Doorbell Camera