

HOME ON LOT #14- PARROT TREE PLANTATION

Sale of our home in Parrot Tree Plantation

Price: _\$697,000.00

DETAILS:

***LOT #14: 1/2 acre on cul-de-sac at end of beachfront road in Parrot Tree Plantation: stamped concrete. Lot is wooded and partially landscaped. Has over 200 feet of sandy beach on First Bight. Has beautiful concrete/stucco/rock privacy wall around perimeter and includes automatic gate opener. Navigation entry lights at gate. All outside walkways are tile covered concrete. Concrete driveway with stamped edges and turn around. 50' pier with covered gazebo at end on bight side. Gazebo has built-in seats and large octagonal table with hinged top for storage in center. Concrete boat ramp adjoins pier and goes directly into garage. Large satellite receiver near driveway.**

***HOME (Casa de los Barcos):**

General: House is less than two years old (completed in July, 2003). Living floor has 6 rooms (living, dining, kitchen/study area, 2 bedrooms, 2 baths, and utility room) plus large outside veranda (32' X 16'). House is built of concrete/stucco and has a tile roof. Garage floor (entire bottom floor) is concrete and is over 2200 square feet with 6 roll-down garage doors: 3 at each end (one of which is automatic) which make this floor breezy and cool. Under garage floor is 28,000 gallon cistern. All wooden doors in house (upper and lower floors) are hand rubbed Honduran Mahogany. Entry door is 3-1/2' X 8' and has brass door knocker with peep hole and brass kick-down door stop. (Brass, kick-down door stops on all entry doors, bedroom doors, guest bath door, and French doors.) Glass doors in living/dining room include two 8 foot sliding patio doors on either side of French doors in center.

All floors are tiled, including outside veranda, steps, and all walkways. A beautiful tile compass rose is built in directly beneath belvedere. Custom made, stainless steel veranda railing. There is a large 16' X 9' belvedere with catwalk and opening windows that provides through ventilation for house. Windows are Kommerling by Constru-deco and all open in for easy cleaning, or may be tilted in if raining. All have roll-down screens and all windows and glass doors include roll-down storm/security shutters.

***Vaulted ceilings in living/dining rooms and in both bedrooms.**

***Two Ruud air conditioners (one for bedrooms and guest bath/ one for balance of living floor).**

***10 Ceiling fans (8 Hunter/2 Hamilton Beach) with lights and remote controls: One in each room and 2 on Veranda.**

***Honduran, hand rubbed Mahogany cabinetry and built-in desks in kitchen area.**

***Indirect lighting in living/dining room extends outside to veranda to give the feeling of one large open space.**

***Granite, bull-nose counter tops in kitchen. (All cabinets 40" high.)**

***Marble counter tops in both baths. (Counter tops 36" high.)**

*** All cabinetry in baths is hand rubbed Honduran mahogany.**

*** Master bath has two person spa tub.**

***Price Pfister faucets in baths.**

***6 peg Mahogany clothes peg in guest bath; 2 peg in Master bath.**

***Large tiled shower in guest bath**

***Half bath in garage**

***Outside shower**

***Pump room in garage. (Pump includes filter)**

***120' of 12" shelving in garage**

*** This also includes all furniture in house and garage/workshop. The inventory is as follows:**

Garage/Workshop Inventory:

3- 8' x 30" tool cabinets

10' work bench & vice

4' Work Bench

20' aluminum extension ladder

6' aluminum step ladder

1 Wooden dolly for 38' boat

Dayton power winch for hauling 38' vessel

4 drill motors

Wrenches, metric & English

1 – 1-3/4 hp craftsman hand saw

1 sabre saw
Yorktown tool box
Carpenters tools
C clamps
Planes
Extension cords
miscellaneous drill bits, screws, & supplies
2 New tires for F-150
spare water filters
Garden tools and sprayers including over 200' of hoses, 2 nozzles, shovel,
rakes, etc.
Large garbage can on wheels

Veranda Furniture:

Glass top metal table with 4 padded seat chairs
4 White plastic chairs

Living Room Furniture:

Beautiful Honduran mahogany entertainment center
1 - 27" Sharp TV with remote control
1 DirecTV satellite receiver with remote control
1 Samsung DVD/VCR player with remote control
2 Ethan Allen couches
1 swivel rocker
4 glass tables (2 end tables, one cocktail table, and 1 hall table)
1 table lamp
2 Oars mounted on wall
1 Schoolhouse wall clock
Flowers, vases, wood bird sculpture

Dining Room Furniture:

Beautiful carved wood dining table with 18" leaf and 6 chairs (2 are
captains)

Kitchen Furniture:

Honduran mahogany cabinets and pantry
Built-in hutch with glass top
Glass doors on some upper cabinets
Granite, bull-nose counter tops (40" high cabinets)
Stainless steel Frigidaire side-by-side refrigerator
Frigidaire dishwasher
Maytag smooth top electric drop-in range
Frigidaire built-in over range micro-wave oven
Jenn Aire trash compactor

All dishes, bowls, pots, pans, cutlery, silverware, etc
Coffeemaker, toaster, etc.
Small wood drop-leaf table with 4 chairs (2 are captains)

Study Area:

2 Built-in Honduran mahogany desks with book shelves and lights over
(The two captains chairs from table set above are on wheels for desk chairs)

Utility:

Maytag washer & Dryer
Broom closet and upper cabinets
Sunbeam water fountain (for bottled water) with hot/cold feature
Iron
Ironing Board
Vacuum cleaner
Brooms, mop, bucket, etc.
1 – 3-step step stool
plastic trash can

Master Bedroom:

Queen size bed with beautiful puff quilted spread and shams and Honduran mahogany headboard
2 closets each with built-in 5 drawer chest of drawers and 2 upper shelves
2 Honduran mahogany night stands
2 Touch-on table lamps
Large painting of girls at beach over bed
Master bath has watercolor of turtles swimming over whirlpool tub

Guest Bedroom: (Has outside private balcony)

Queen size bed with Honduran mahogany headboard
Pretty quilted spread and shams
1 Wicker entertainment center
1 Sylvania 20” TV with remote control
1 Sony DirecTV satellite receiver with remote control
2 Honduran mahogany night stands
1 table lamp
Painting of beach scene over bed