

343 Oaklake Ln, Niceville, FL

EXTERIOR FEATURES:

- New Additions on Back of home (2022-2024)
 - Florida Room
 - Screened in Porch
- 25 Yards New Concrete Foundation
 - Side & Back Porch (2020-2022)
- New Partial Brick outside
- New Partial Foundation and Plumbing
- New Sewer Pipe out to street city hookup (2020)
- Roof 2021
 - All new plywood on Roof with partial plywood pressure treated
 - Peel & Seal
 - All new soffits with Cement Board & Rust resistant screws (2024)
 - All roof rafters rebuilt (2021)
 - 2x12 Common Rafters
- New Aluminum Gutters (Large 4x6) with textured Copper finish (2023-2024)
- All New Exterior Paint & Primer (2022-2024)
- **Total House Reframed** with Bracing & Steel hurricane Strapping on 45° Angles around Windows & Doors, Rafters & Bottom Plates (2019)
- All Bottom Pressure treated Plates Anchored down with 5/8 threaded Rod every 32" (2020)

INTERIOR FEATURES:

- Bathrooms
 - Solid Maple Cabinets
 - Countertops Quartzite
 - New Porcelain Tile (2023)
 - New pressure treated wood around bathrooms
 - New Moisture Resistant Drywall (2022)
 - Schluter Protection around Bathrooms
- Master Bathroom
 - Solid Maple Cabinets
 - Countertops Quartzite
 - Whirlpool Tub
 - Separate Enclosed Shower
 - Double Shower heads
 - French Drain
 - New Glass Enclosure
 - Walk-in Closet
 - Cable outlet
- All New Interior Paint & Primer (2022-2024)
- Reset Lighting
- Wood Shelving in all closets
- New Blinds
- New Doors throughout
- New trim
- Vaulted Ceiling in Living Room

KITCHEN FEATURES:

- Solid Maple Cabinets
- Soft close drawers
- Countertops Quartzite
- Farm style split sink
- Appliances: KitchenAid & Cosmo
 - Gas Stove & Oven Combo (Cosmo)
 - Convection Wall Oven
 - Convection Microwave
 - Dishwasher
 - Refrigerator
 - Garbage Disposal

ENERGY FEATURES:

- New Copper Wiring throughout
- All New High Impact Hurricane Windows (Double Payne) 2019 – 2022
- New HVAC Trane System & Ducting (2021)
- New Electrical Circuit Breaker Panel
 - Square-D GFCI Plugs & Breakers
- All new RO/MEX Lines throughout (2021)
- New Open Cell Spray Foam Insulation-Roof (2022)
- New Fiberboard & Batting in Walls (2022)
- Electric & Gas outlets in Laundry Room
- Ceiling fans in all bedrooms

GARAGE FEATURES:

- New Moisture Resistant Drywall (2022)
- New Hurricane High Impact Garage Door (2022)
- Fully Insulated
- New Storage Space above Garage with pull down ladder

LANDSCAPING:

- Zoysia Sod
- Shrubs, Crepe- Myrtle, Gold Mound
- New Irrigation piping & Controls (2024)
- New Pressure Treated Fencing with 45 Gallons – 2 Coats of Transparent Bear Stain (2021)
- New Brick Pavers (Driveway) (2022)
- All new Brick Mailbox & Foundation (2022)

OTHER FEATURES:

- New Fiber Optic Cable throughout Rooms & House (2021)
- New Drywall throughout house (2022)
- 2 Cable outlets in all bedrooms (high & low)
- High mount wall plugs (all bedrooms)