FEATURES & UPGRADES

4842 Overton Cir, Vero Beach FL 32967

This Mystique model has over $115k in builder upgrades and another $100k in custom decoration upgrades curated by the owner. A furniture package is being offered if Buyers would like to purchase the home with furnishings. Office/Den can be turned into 4th bedroom. Outdoor screened patio overlooks garden.

3 Bedrooms · 2 Bathrooms · Office/Den · Extended Garage + Lanai / S/F 2,084 +/- Year 2022

GENERATOR

- Whole Home 24 KW GENERAC w/ 500-gallon inground propane tank

IMPACT WINDOWS

- Impact resistant entire home, incl. hurricane rated garage door and leaded glass front door.
- Zero Corner sliding glass doors from family room to patio & sliding doors added to dining 'café'

A/C

- HVAC ground floor, I-FLO System installed to improve function

WINDOW TREATMENTS

- Plantation shutters, motorized shades & draperies

LIVING AREA/INTERIOR/DINING

- Premium Crown molding throughout
- Upgraded 8' (from 6'8) decorative interior doors
- Interior doorways enhanced
- Upgraded baseboards throughout
- Home security
- x3 TV in-wall mounting brackets
- SONOS speaker in primary bedroom, family room.

LIGHTING

- Custom light fixtures, dimmers, screw-less face plates
- Undercounter lighting
- Upgraded light fixtures in bathrooms

LANDSCAPING

- x20 landscape lighting front & back, timer control

OUTDOOR FEATURES

- Barrel Tile Roo
- x2 Combo Outdoor Keyless Entry Pads Front/Garage

PATIO

- Impact rated Motorized Roll-up hurricane shutters
- Panoramic screens, no see-um mesh
- Expanded lanai with upgraded marble tile
- Crown molding and repainted to match interior
- x2 irrigated planted areas, ceiling fans, Wi-Fi extender
- SONOS speaker system in patio.

KITCHEN

- KitchenAid counter-depth Refrigerator. French door
- Custom cabinets, pull out shelves, quartz counter tops, kitchen island w/ storage, upgraded back-splash to ceilin
- Pantry
- Designer cabinet hardware

FLOORS

- Upgraded Porcelain wood-plank flooring throughout (except Bed #3)

PRIMARY ENSUITE

- Upgraded: frameless shower glass, custom tile to ceiling, barndoor to water closet, custom fixtures.

GUEST BATHROOM

- Upgraded: shower framed glass door, custom tile to ceiling, decorative mirror.

GARAGE / LAUNDRY

- Extended by 4' two-car garage, Exterior keypad entry, Built-in storage cabinets, Attic accordion stairs w/ partial plywood flooring
- Whirlpool HD large-capacity Washer /Dryer
- Laundry room: utility sink, upper & lower cabinetry

Home Owners Association - Full lawn maintenance and bug spray, inground sprinkler system, basic cable included, mulch installation, Tree trimming, full usage of club house and activity rooms, no cost usage of tennis and pickle ball court, bocce ball courts, swimming pool, exercise room. Club house is available for private parties; community activities planned throughout the year. The Lakes at Waterway Village is a golf car community.