



WILLIAM MEANS

39 ROBERT MILLS CIRCLE

— IMPROVEMENTS & FEATURES —

INTERIOR

- Painted all surfaces throughout the house with top quality paint
- Refinished hardwood floors throughout
- Plantation shutters
- New lighting and upgraded existing pot lights to LED for low energy costs
- Custom outfitting of all closets
- Speakers throughout house and deck
 - Hidden speakers in dining and living room walls
 - Speakers in each room have separate wall mounted volume controls
- Sub-Zero ice maker in downstairs wet bar
- Upstairs wet bar complete with two wine fridges and a refreshment fridge
- Wine storage racking for 212 bottles in an interior wine room
- Built-in safe
- New Murphy bed
- New custom-made built-in bookcase

EXTERIOR

- Hurricane shutters for all windows
- New front door gas lanterns
- Painted exterior and shutters with top quality paint including mold prevention additives

- Landscape lighting with separate automatic controls to come on at sunset and off at different times
- Separate water meter for irrigation which provides significantly lower cost than household water by avoiding excess use charges as well as sewer costs
- New backyard travertine patio with built-in Alfresco 42" BBQ grill and custom outdoor kitchen
- New Screenmobile back porch screens
- New back patio firepit
- Two plumbed firepit coffee tables; one on rear deck and one on the rear patio
- Power Phantom wind and rain blinds on rear deck in addition to complete screened area
- New garage door motors
- New Top Tier gutters
- All Pro crawlspace

SYSTEMS & UTILITIES

- Full house generator with two large underground propane tanks
- Three new HVAC units including a Trane unit for the main floor that has a separate zone for the primary bedroom
- New tankless water heater
- In service Terminix contract

FOR ADDITIONAL INFORMATION:

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