

**Swimming Pool:** Brand: Doughboy, Model: Century 27' round, 52" high, 17,000 gallons. Sand filter. Pool water is potable unlike a chlorine pool. New March 2022. Solar cover included. Water is maintained with Pristine Blue, an algaecide/bactericide (copper based product). Pool, supplies and chemicals all purchased at Kirsplash in Lake City and they have all the info on file for the pool details. Very easy to maintain: Add shock once a week, back wash filter, check levels and add Pristine Blue every two weeks as needed.

**Pool Deck:** Built March 2022, has a gate to keep dogs and young children out. Landscaping around deck and pool has a living privacy fence with clumping bamboo (Chinese fernleaf), along with white gingers, lilies and lemongrass to reduce mosquito and other flying pests. Deck also has a solar shade that is easily put up when desired.

**Back Deck:** Back door deck flooring and rails replaced March 2024.

**Bedroom:** Replaced carpet in master bedroom with vinyl flooring and put in new blinds, November 2024.

**Air Conditioner/Heat Pump:** New March 2021.

**Rapid Fiber Internet:** Up to 2 gbps is available.

#### **Appliances:**

Whirlpool Refrigerator New August 2021  
Whirlpool Dishwasher New October 2021  
Samsung Electric Range New February 2022  
Maytag Washer New June 2023  
AO Smith Hot Water Heater New November 2023  
LG Dryer New January 2018  
Microwave and Toaster Oven

#### **Misc Items:**

**Fruit & Nut Trees:** Meyer Lemon (3 years), Key Lime (2 years). Multiple (20+) pecan trees (some are nut bearing) on the property and a wild pear and kumquat in the back of the property.

**Old Tobacco Drying sheds** converted into chicken coops, miscellaneous and pesticide storage (can be locked per BMPs).

#### **Garden and Yard Features:**

Raised garden beds  
Several perennial flower beds (amaryllis, day lilies, hibiscus, hostas, canna lilies, jasmine, turmeric and much more)  
Large compost pile  
Massive Live Oak trees throughout the property, some over 250 years old, maybe even over 300.  
Japanese Magnolia tree  
Crape Myrtles