

# 5437 Whispering Willow Way

*An intimate community in a great location.*



- *Kinetico Water Filtration and Water Softener*
- *Culligan Reverse Osmosis (R/O) Water Filtration system at Kitchen sink and Refrigerator*
- *New (3/17) Trane high efficiency 17 SEER A/C system with Nexia WiFi thermostat*
- *New (5/17) Rheem Professional Water Heater*
- *Electric Roll Down Shutters on front door, back lanai and rear windows*
- *Accordion shutters with heavy duty locks on side and front windows*
- *Tinted Windows block 98% UV rays and heat*
- *Security System*
- *Granite Counter tops in Kitchen, Master Bath and hall Bath*
- *Tile backsplash in Kitchen and Laundry*
- *Crown Molding and Diagonal Tile in Great Room, Foyer, Kitchen and Dining Room*
- *Ceiling fans in Great Room, Bedrooms, Den, Master bath and Garage*
- *SunSetter Electric Awning Shades*
- *Custom built Heated Saltwater Pool & Spa*
- *Electric pool heater and Solar pool heating panels on southern roof*
- *Pebbletec pool surface upgrade*
- *LED lights in Pool and Spa*





- *Pool cage with two lockable screen doors*
- *Custom Pavers on concrete pool deck and lanai*
- *Recessed Lighting in Kitchen and Great Room*
- *Window Coverings in all rooms*
- *Gutters and Downspouts on entire home*
- *Large Master Suite with Tray Ceilings, two mirrored walk-in closets and plant shelves*
- *Large Master Bath with large tiled shower with glass enclosure, soaking tub and plant shelves*
- *HomeTeam Pest Control with tubes in the walls*
- *Motion sensor Lighting at rear of house*
- *Paver driveway and sidewalk*
- *Pavers on front porch*
- *Lake front view location at center of lake*
- *Long extended driveway with house set back from curb*
- *Utility Sink and Cabinets in Laundry*
- *LED lighting upgrade in entire home for highest energy efficiency*

*Low Fees include lawn & landscape maintenance, manned gate house, recreational facilities and basic cable.*

*The increase in dues in 2018 is for one year only to take care of clean up from Hurricane Irma (rather than using up reserves). The 2019 budget has dues going back down to 2017 numbers.*

*For More Information, please call or email:*

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