

FEATURES OF BOUGAINVILLEA AVENUE

PROPERTY

Land Site Area – 22, 500 sq ft

- House area 3,000 sq ft
- Storage room (external) – 202 sq ft
- Covered balcony – 126 sq ft
- One bedroom unit – 500 sq ft
- Gazebo – 200 sq ft
- Carport – 252 Sq. ft

Gross covered area – 4,280 sq ft (approx.)

Age of main building – approximately 29 years

Upgrade and renovations – within the last 10 years include:

- Repainting of interior and exterior of buildings
- Replaced shingles and roof eaves
- Construction and fencing of garden walls with aluminum gates & rails with remote control for sliding gate
- Construction of enclosed garbage area
- Addition to covered balcony
- Construction of covered carport; repaved all driveways
- Construction of Gazebo
- Construction of one bedroom unit (external)
- Constructed exterior wooden decking and tiling of certain areas, resurfacing of pool area
- Replacement of all windows and doors to hurricane impact resistant
- Renovated game room with bar facilities
- Construction of new kitchen, upgrade all appliances to stainless steel
- Construction of 4th bedroom
- Replaced carpets in bedrooms to hardwood floor. Replaced tiles throughout the main house.
- Renovate all bathrooms, replacement of all toilets, bathtubs and fixtures and fittings in bathrooms
- Renovated master bedroom and walk-in closets,
- Renovated all bedrooms and closets
- Installation of 30KW generator
- Install new ductless air condition units in some rooms
- Resurfaced pool
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HOUSE

- 4 bedrooms
- 3 full bathrooms
- 1 Jacuzzi tub
- Marble tops in bathrooms
- Custom made cabinets in bathroom, easy close drawers
- Oil rubbed taps, light shades, and electric exhaust fans in bathrooms
- Custom made cabinets (imported) in kitchen, easy close drawers
- Granite counters in kitchen
- Huge exhaust fan above stove
- Custom made bar area
- Hurricane resistant doors & windows throughout house (3 large French doors)
- Entire house retiled, wooden floors
- Dimmer electrical lights – sitting room & kitchen
- Ductless air-condition units in every room
- Retractable screen @ kitchen door
- Alarm system installed, with monitoring
- Vaulted ceiling in living room and games/bar room
- Lots of storage, custom made clothes closets

OUTDOORS

- New roof – 2 ½ year
- Water well & City water system
- RO system – filters ground water
- Electronic gate
- Outdoor night lights
- Various fruit trees – bearing fruits
- Resurfaced Pool in March 2023
- Paved drive ways – 2 entrances
- Guttering around entire building
- Extended outdoor patio
- Wooden decking
- Covered Gazebo
- Generator – 30KW
- External building with toilet & bath
- Covered carport