

Some further facts about the CAPTIVATING property which a prospective, or the buyer, would want to know.

Outdoor Information:

- a) A beautiful home in a premier Captiva location.
- b) The home, front identification sign is CAPTIVATING.
- c) A short walk to the beach, library, and Captiva village.
- d) Neighbors on each side who do not rent their homes and who use the homes on a part time basis.
- e) A cove effect on the bay side which brings more privacy to this property.
- f) The Pine Island Sound view is outstanding all day and especially at night with the stars and the plane lights headed for Ft. Myers.
- g) A large variety of boats pass the house going to and from Roosevelt Channel docks, T'ween Waters and The Green Flash, particularly on weekends. Bird watching is excellent also.
- h) The bay side edge of the boat dock is in deep water, approximately 5 1/2 ft. at low tide.
- i) The big boat lift is under roof. This is a significant benefit which helps protect the boat, is rare on Captiva and is grandfathered in this case.
- j) There is a cement retaining wall the full width of the property on the bay side which also is a grandfathered benefit.
- k) Electric power, lights and fresh water are provided on the dock.
- l) The SeaRay 21ft. Sundeck boat and the 16 ft. Whaler are both for sale. The SeaRay was purchased new from and always serviced by Marine Max. It has been used about 380 hours. It is perfect for Pine Island Sound day trips. The Whaler is 16 ft. and is great for local fishing. It has always been serviced by Dave Doane of Island Marine. It comes with a trailer and can be stored in a garage space.
- m) The swimming pool is 27 ft. long by approx. 13 ft. wide and 5 ft. deep at the bottom drain. The spa is 8 sided and 6 3/4 ft. across. Both are

heated by a heat pump serviced every 6 months under an agreement with Coastal Cooling.

- n) The main floor balcony railing is mostly wrapped with LED white lights which provide great ambiance with people enjoying the evening bay view.
- o) The street side of the house is very quiet and provides minimal view of the property due to the planted vegetation.
- p) The driveway is made of cement pavers.
- q) The outside garage lights are connected to a motion sensor.
- r) The electric power lines, 1 v cable and telephone lines are buried from the street to the house.
 -) There is a 3 year old, Generac electric generator, with automated load balancing, serving the entire property. It is connected to a 500 gal., buried propane tank. It is maintained by All-Phase Electric, the seller.
- t) All property vegetation is fully sprinkled and the system uses a rain detector.
- u) There is a Knox Box containing a house key accessible only by the Captiva Fire Dept.
- v) There is a 10 gal propane bottle on the north side of the house serving the living room fireplace.
- w) Hurricane windows and doors are installed on the main and top floor with the exception of the front door which has etched glass carvings and the kitchen dining area joined glass windows. That door and window would be protected by metal shutters. The ground floor windows and doors are easily accessible and have metal shutters kept in adjacent storage areas. All shutters and windows/doors are number matched.
- x) There is a fire hydrant located at the SW corner of the property.
- y) The house is protected by a lightning rod system installed on the roof.
- z) There is a double water barrier under the roof tile. The original peel and stick layer was then covered by a commercial grade, granular covered barrier. The flat top deck is a flame torched down water barrier covering a double, cross laid plywood floor.

Indoor Information:

- a) This home has a very comfortable room layout. Extremely livable.
- b) Six zone a/c systems, two high capacity dehumidifiers with fresh air intakes plus high efficiency filters economically provide comfort and reduce energy use. All systems maintained at 6 month intervals by the original installer, Coastal Cooling.
- c) A 500 pound capacity, vacuum powered elevator serves the three house levels.
- d) The house is protected by a fire sprinkler system.
- e) There is a built in vacuum cleaner system.
- f) A security/fire alarm system is installed and connected to a remote Stanley monitoring center.
- g) The attic insulation is icynene foam, sprayed on the attic roof underside. This helps keep attic temps within about 7 degrees of the conditioned living area below thus reducing heat stress on attic equipment and service personnel. Icynene is top end insulation.
- h) The security system control boxes are located in the 3rd floor master bedroom walk in closet.
- i) The electric circuit boxes and breakers are in the south wall of the main utility room behind an easily removable wood panel.
- j) The Comcast cable connections are in the small closet, north wall, adjacent to the guest bathroom.
- k) Dimming lights are in the dining room ceiling and chandelier, above the kitchen dining table, in the fireplace wall of the living room and in the main room of the "Mother-In-Law-Suite" (MILS).
- l) There are two house utility rooms. The main utility room has a fold down ironing board, clothes washer and dryer and utility sink. The (MILS) utility room has a clothes washer and dryer. These four appliances are included with the house.
- m) The (MILS) comes with a side by side refrigerator/freezer, oven and microwave all included with the house.

- n) The water heater in the double bedroom serves only their common bath room.
- o) The water heater in the master bed room, walk-in-closet, serves the master bath, the main utility room and the guest / bath.
- p) The main floor, north bed room water heater serves that bath room, the kitchen, the top floor north bath room and the bottom floor bathroom.
- q) The (MILS) water heater serves only the (MILS).
- r) All garage door openers are made by Overhead Door and are the quiet, belt type.
- s) The living room fireplace has a gas log. The master bed room fireplace has a gas connection but no gas log.
- t) The living room has built in surround sound speaker connections.
- u) The (MILS) main room has built in surround sound ceiling speakers which go with the house.
- v) The Great Blue Heron and Great Egret replicas in the living room, south wall coves, are included with the house.
- w) The pool table and cue rack on the bottom level go with the house.
- x) There is a work bench in the main garage with shelves and peg board tool holders which stay with the house.
- y) There are extra boat dock roof shingles, driveway pavers, house floor tiles and wood trim pieces stored in the main garage.
- z) There are two skids of extra house roof tiles stored in the north garage.
- aa) Studio flooring replaced and entire studio bathroom remodeled Nov 19 2019
- bb) Following the home sale, the buyer will have first choice of the following items for sale by us, the: 2 boats, golf car, dining room furniture, 3rd floor guest bedroom furniture, child's bedroom furniture, and other miscellaneous items.