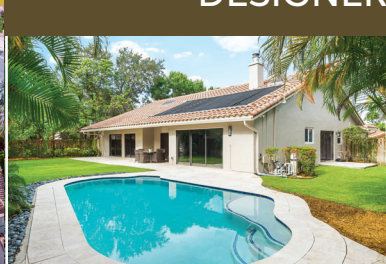


FEATURES LIST

1400 NW 101 Terrace, Plantation, FL 33322

NEWLY-RENOVATED SINGLE-FAMILY HOME



4 BEDROOMS | 2 BATHROOMS | 2,771 SF | OVERSIZE CORNER LOT

- First Time on the Market Since 2005
- Solid Construction
- Only Two Owners since Originally Built
- \$30,000 New Solid Tile Spanish Style Roof, Installed in 2009
- \$5,000 Wood Perimeter Fence, Installed in 2009
- \$45,000 New Solar & Salt Water with Ozone (Chlorine-Free) Designer Pool Built in 2010
- \$9,000 100% Brazilian Travertine Entertainment Pool Deck, Entry & Patio
- \$6,000 Landscaping Re-Designed in 2010
- \$4,000 Low Decibel Bosch Dishwasher, Stainless Steel Appliances 2010
- \$9,000 Eco-Friendly, High-end Designer Landscape Lighting
- \$12,000 FL Code Compliant Hurricane Windows Installed 2011
- \$23,000 Kitchen Remodeled with Cherry Custom Hand-Made Wood Cabinets & Brazilian Ebony Granite Counter-tops 2011
- \$13,000 100% Natural Wood Floors in Bedrooms. 100% Travertine Dining, Kitchen and Fire Pit 2011
- \$12,000 Master Bathroom Renovated with Custom Wood Cabinets, Hansgrohe Shower Unit, and Brazilian Ebony Granite 2011
- \$7,000 Guest Bathroom Fully-Renovated

- \$8,000 Two Rheem 2-Zone A/C Units, Installed 2013 & 2014
- \$1,200 Stainless Steel Refrigerator 2014
- \$4,000 Exterior Painting by Sherwin Williams "Perfect Greige"
- \$5,000 Interior Paint & New Doors Throughout June 2018
- \$4,000 Renewed Kitchen Cabinets June 2018
- \$3,500 Newly Installed Engineered Wood in 2 Areas: Family Room Floors June 2018

Pool Features:

- Professional Grade Custom Designer Landscape Lighting By Paradise Landscape Lighting Designer
- Eco-Friendly Pool:
 - Year Round Solar Heater, Chemical Free Salt Water Ozone, Diamond Brite Pool Coat, Euro-Tile, Color Changing Custom Lighting
 - Pool Pump Installed 2016
 - Full "Beach-Walk-Out Integrated Pool Design."

Exterior Features:

- Wood Fenced Lot 13,000 SF and Rear L Shaped Lawn
- Mature Landscaping with Palms, Mature "Buddha's Belly" Bamboo
- Custom 6' High Hand Forget Powder Coated Metal Security Entry Gate

DESIGNER UPGRADES

- Entrance Voice Intercom with Optional Owner Keyed Entry
- Exterior Stone Trim
- Quiet Cul-de-Sac Location
- Low HOA Fee; \$498 per Year

Interior Features:

- Vaulted Ceilings and Skylights in Kitchen and Both Bathrooms
- Natural Wood Ceiling Beams
- Newly Installed Dimmer Switches Throughout Home
- Wood-burning, Raised Hearth Fireplace with Caroline River Rock surround
- Cushioned Conversation Pit with Easy-Clean Yacht Grade Upholstery
- Stone Surround and Mirrored Wet Bar in Family Room
- Separate Laundry Room With Closet and Natural Light
- Master Bathroom has Vaulted Ceilings. Mirrored Vanity Make-up Area
- Linen Closet In Hallway
- Recessed Lighting Throughout Home
- Wood Blinds
- Guest Bathroom Renovated with Designer Marble Sinks and Vanity Tops, Kohler Hardware



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