

Information regarding:
1608 Lakewood Drive
Lakeland, Florida

Energy Efficient Home Designed and Built by a Professional Engineer

Split Plan 3 bedroom, 2 bath Home South Lakeland Highlands exclusive rolling hills Highlands' area

A. Roof and attic

- 100% Hip Roof construction which is the best and strongest construction for withstanding hurricane force winds
- Solid wood roof 1" x 12" boards construction—not plywood or particle board construction
- Newer Tamco 25 year warranted shingles
- Extra off ridge attic ventilators for cooler attic space
- Fully decked center attic area with ½ inch plywood for loads of storage area
- Lighted attic with pull down stairs access in garage area.

B. House insulation system

- Attic insulation 10 inches of blown in fiberglass insulation and bats under decked areas
- Outer walls insulated with Styrofoam panels
- Garage walls insulated and paneled
- Master bedroom inner walls insulated with fiberglass bats for sound attenuation and heat transfer.

C. Plumbing Systems

- Entire house has been recently re-plumbed though attic with CPVC
- Main water supply and meter is larger 1 inch supply for adequately supplying possible future irrigation system
- Shallow well 2 inch galv pipe (48 ft deep) for possible future irrigation system---new jet pump included if new owners desire it.
- New plumbing fixtures in kitchen and both bathrooms.

D. Windows and Doors

- All windows and glass sliding doors are thermal panel double glass panes energy efficient.

E. Flooring

- New ceramic tile and new carpeting entire house

- F. Formal dining room and formal living (sitting) room with French pocket doors
- G. Sunken formal living room and family room with raise fireplace stone hearth
- H. Large GREAT / Family room with custom built stone fireplace and exposed cedar beam ceilings and soft indirect lighting.
- I. Window treatments in entire house included.
- J. Many spacious closets:
- K. Large walk-in lighted bedroom closets
- L. Two linen closets
- M. Large kitchen pantry closet
- N. HVAC Systems
 - High efficiency Lennox straight cool AC
 - New Copeland High Efficiency Scroll Compressor
 - New AHU blower fan and motor
 - Heat recovery system for heating hot water in the summer time giving you essentially free hot water supply—new unit.
- O. Garage
 - Dual double car single garage doors each with automatic Genie openers
 - Paneled and insulated garage door walls inside and out side walls
- P. Screened back porch (LANIA)
 - Extra large 18ft x 30 ft.
 - Constructed of rough sawn eastern red cedar
 - Recently ceramic tiled flooring
 - Hunter ceiling fans
 - Wired for electric lights and receptacles
 - Wired for phone outlets
 - Wired for central stereo system location.

Q. House wiring

- All wiring copper and nothing smaller than #12 20 amp circuits
- All rooms each having their own individual circuits
- 200 amp main breaker Square D 42 space panel with copper bus
- All rooms wired for cable TV
- All rooms wired for phone service jacks including garage
- All rooms wired with dual twisted pair shielded cables for central stereo sound system
- Smoke detectors in central hall ways

R. Fireplace

- Constructed of all masonry construction, covered with Georgia Mountain stone.
- Forced air dual fans heatator installed which have the capability to heat the entire house effectively saving heating costs.

S. Back Yard future Shed workshop storage shed

- Slab with steel reinforced footer installed in back yard 16 ft by 16 ft such that masonry block walls could be installed or wood frame construction could complete the construction.
- Electrical empty ¾ inch aluminum underground conduit already installed from house electrical panel to shed slab for electric service
- Underground phone cable also installed from house to slab location to serve shed.

T. Outside Landscaping

- Lush tropical landscaping installed and well maintained around entire house lot.
- Rear Yard has new treated 6 ft high privacy fence with 2 access gates.
- Front formal entrance courtyard with wrought iron gate
- Large Majestic oak and camphor trees which are well trimmed
- Several fruit bearing citrus trees which include the following:
 - Orlando Tangelo tree
 - Crimson Sweet Orange tree
 - Sweet white grapefruit tree
 - Pineapple orange tree
- Others:
 - Green Olive tree
 - Purple Fig trees
 - Large fruit bearing grape arbor
 - Loquat trees
 - Giant 35 ft cactus garden
 - Weeping elm tree