

**Structure – Energy Efficient - 6716 Poley Creek Drive East –  
\$349,900 – 863-709-0766**

SINGLE FAMILY WITH DETACHED 1800' GARAGE	Exterior Walls - Masonry – Solid 8" Concrete Walls With Insulation 2 5/8" Each Side	Roof HIP- 40 year Architectural Shingles	
Year Built	2000 (December)		
Electric Panels	House 225 amp – Detached Garage 125 amp -Underground	House Has Sub Panel for additional circuits	TVSS system on main panel
All lights work with a switch and by remote. Using X10 technology		Exterior lights on motion sensors and switches	
Windows and Sliding Glass Doors	Double Pane – Insulated Low E Glass	Sliding Glass doors are insulated	
Deep Well	240+ Ft with Six Zone Irrigation	Landscaped Yard	
Fenced	House and Detached Garage Vinyl and Chain Link		

**Features**

Satellite Video Distribution System	TV Outlets in each room can change stations Including in the detached garage	DVD Distribution System	Watch DVD from any Television Set on Channel 51
Surround Sound System	Main Rooms – Den, Bedrooms, rear porch, Family Room	Front Door and Detached Garage	Camera's Connected to the Television Channel 30 & 33
Vaulted Ceiling	Family Room and Kitchen	Tray Ceiling Master Bedroom	
Bedrooms	3	Baths – Whirlpool in Master	2.5
Heat/Air	CENTRAL HEAT W/ A/C	Solid Surface Window Sills 12" deep	
Oak Cabinets in the Kitchen and Bathrooms		Ceramic Tile – Kitchen and Bathrooms	Tiled Front and Rear Porch
Two Car Garage	Has water softener and laundry tub	Attic Access with room for storage if needed	R30 Ceiling insulation – R20 Exterior Walls
Rear Porch	Hot Tub	Storm Door	Insulated Windows
<b>Detached Garage</b>	1800 sq. ft.	Exterior Walls	8 Concrete Block
4 Electric Outlets every 10" – 220/240 for a welder & air	Double Gang Receptacles every 10' of Wall Space With 240 volt for Welder	Two 10' overhead and one 12" overhead door with openers	

**Value – living \$100/ft - garage \$30/ft - detached garage \$30/ft**

Structure Description	Area	Value
LIVING AREA	2845 SQ. FT	\$284,500
ATTACHED GARAGE	660 SQ. FT	\$19,800
OPEN PORCH - FRONT	85 SQ. FT	\$850
REAR PORCH - ENCLOSED	306 SQ. FT	\$9,180
TOTAL HOUSE ROOFED AREA	3896 SQ. FT	\$314,330
DETACHED GARAGE	1800 SQ. FT	\$54,000
TOTAL ROOFED BOTH STRUCTURES	5696 SQ. FT	\$368,330
LOT SIZE IS APPROXIMATELY 1.8 ACRES		\$150,000
		\$518,330

**By Appointment Only, Please Call 863-709-0466**

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