

24 Yacht Harbor Court

MLS# 15030718 ~ \$1,149,000



Bonuses offered through 8/31/16:
Buyer - Free Wild Dunes Swim Social membership
Broker - \$10,000 Selling Bonus at closing

Yacht Harbor prime lot on long lagoon & 14th hole Harbor Course offers picturesque views from living, Master, dual screened porches! Open floor plan, hardwood, marble and porcelain tile flooring, custom crown, all bedrooms have custom built-ins and en suite baths, ship lap wall accent, reclaimed beam mantel, kitchen w/gas cooktop, 28 bottle wine cooler, trash compactor, metal roof, 2 x 6 ext walls, cement siding, hurricane windows, irrigation, 1250 SF garage w/alternate space, outdoor shower, & paver patio. Walk, cart, bike or ride to Morgan's Creek Marina for fun & dining, boating. Also, enjoy Wild Dunes amenities, a la carte club options (Fazio golf course) and Atlantic ocean beaches!

- Elevator to all levels
- Lot Elevation is AE 13
- Viwinco Hurricane rated windows
- Raised seam metal roof
- Water faucets on front, rear, and screened porches!
- (No reason for dead flowers!)
- Paver Patio
- Garage is up fitted with additional electrical for golf cart charge or workshop
- Custom heavy duty garage door, Custom Mahogany finished
- Exterior door from inside garage to rear living area and paver patio
- Hot/Cold Outdoor Shower
- Spray foam insulation in attic ceiling
- Multi zoned HVAC
- 10'Ceilings
- Custom Rosewood Cabinetry in kitchen with 2 Corner lazy Suzanne's to maximize use of space, soft close drawers, pull outs
- GE Profile Kitchen Appliances that include:
 - -Microwave/Convection Oven
 - -Wall oven
 - -Refrigerator
 - -Trash Compactor
 - -Dishwasher
- Deep Sinks
- Garbage Disposal
- Custom Built closets throughout all bedrooms, linen and laundry
- Granite in kitchen and all baths
- Custom tile in all bathrooms and entry and oak wood floors throughout
- Master bath elegant oval soaking tub with wand for body rinse
- Oversized shower with wide glassed door entrance
- Dual vanity with cosmetic seating area
- Additional cabinetry
- Separate commode area
- Main level Bedroom/Office with window seat with storage
- and attached bath.
- Pocket doors maximize wall space.
- Front entry door is custom Mahogany
- Boat slips are available for lease and purchase Morgan's Creek Marina



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