

# Special Features List

## OUTDOOR FEATURES

- 1.85 Acres MOL
- 400 Amp Service to Property
- Oversized Septic for future Development
- Water Filtration System
- 50 Amp RV Hookup Complete with Water, Septic & Power
- Completely Fenced
- Automatic Gate Opener
- Underground Power
- Internet Ready
- Quonset Hut Rated to withstand 180 mph Hurricane Winds
- Hurricane Impact Windows
- Serpentine Driveway
- Total Privacy
- Wooded Lot

## INDOOR FEATURES

- Stainless steel appliances
- LVP Waterproof Flooring
- Custom Cabinetry Throughout Made of Southern Yellow Pine
- LED Lighting Throughout
- 48" Fan in Quonset Hut
- 14 x 12 Commercial Grade Garage Door & Opener
- No Drywall - All Wood
- Quartz Countertops
- Stainless Steel Appliances
- Bidet
- 50 Amp Power Hookup Inside of Quonset Hut
- Transferable Termite Bond with Live Oak Pest Control
- 2 Mini Split Units
- PEX Plumbing
- On Demand Water Heater

## COMMUNITY FEATURES

- POA Membership
- \$175 Per Year
- Provides Access to 3 Private Parks on the Ichetucknee River and 7 on the Santa Fe River, Including 2 Boat Ramps.
- Short Term Rentals Allowed
- Abundant Wildlife
- Close to Many Local Springs
- 10 Minutes to Ichetucknee Springs State Park and 11 Minutes to Town
- Area is Known as the Cave Diving Capital of the World