



## Features and Benefits for 4405 De Len Dr, Panama City, FL

### Kitchen (15 x 15)

- Solid wood painted white cabinets
- Under cabinet lighting
- Granite counters with tiled backsplash
- Lighted pantry
- Kenmore Elite dishwasher
- LG Inverter linear side by side with ice and water in door
- Panasonic inverter built-in microwave
- Wood look ceramic floors

### Dining Room (13 x 10.5)

- Wood look ceramic floors
- Easy access to foyer, kitchen and living room

### Custom built in dry bar

- Granite counter
- Upper glass and fine wood cabinetry
- Lower solid wood cabinetry

### Living Room (20 x 14)

- Large windows overlooking patio, dock and fire pit, grilling area
- Wood look ceramic floors

### Master Bedroom (21 x 14)

- Two closets (one walk-in and one hanging closet)
- Large windows overlooking the patio, dock, fire pit and grilling area
- Separate Rheem HVAC (12/21) for this end of the house - located inside master walk-in closet
- Wood look ceramic floors



#### Master Bathroom (20 x 10)

- Two separate vanities, one with make up area
- Alcove soaking tub
- Large walk-in shower with rain shower head and wand. Also has recessed shelving
- Privacy toilet and bidet

#### Family Room (17 x 15.6)

- Wood fireplace with large windows on each side overlooking the patio and beyond
- Ceramic wood look floors

#### Bedroom Two (22 x 12)

- Spacious master bedroom with two closets
- Carpeted flooring

#### Bathroom beside Bedroom Two (8 x 5.6)

- Beautifully tiled walk-in shower with glass door and inset shower shelf
- Tiled flooring

#### Bedroom Three (12 x 11)

- Wood look ceramic flooring

#### Bathroom No Three (8.6 x 5)

- Tub/shower combo
- Painted cabinetry
- Wood look ceramic flooring

#### Laundry Room (8 x 6)

- Includes Maytag washer and dryer
- Utility sink

#### Zoned Heating and Cooling - two HVAC units

- 2015 Carrier high efficiency filtration EZ flex with Puron
- 12/2021 Rheem for Master bedroom and bathroom



Detached Garage and Shop (24 x 30)

- Finished walls
- High ceilings
- LED lighting
- Ceiling fans
- 220V outlets for RV, charging and welder
- Two covered parking areas with paver flooring

Detached well house

- Whole house filtration system
- 4" deep well in front yard

Covered dock (20 x 16) on Deerpoint Lake

- 4' wide walkway
- Electric lighting

AO Smith electric programmable water heater

Paved circle driveway with parking areas

Covered patio that is 14 x 10

Open patio with outdoor Fire Magic grill and sink that is 45 x 52 and 6' fire ring

Patio furniture

Oversized garage that is 24 x 23

10' ceilings throughout

2.662 acres (approximately 60% cleared)

Includes all window coverings

Pool electrical stub out

Outside shower

Two sprinkler systems

No homeowner association

No flood insurance requirement