Estates of Wilds Plantation Feature Cheet

3222 SW 106th Street, Gainesville FL 32608 3,955 SF on a .56 Acre Perimeter Lot with Common Area Behind 4 Bedrooms, Separate Office, Upstairs Bonus Room/5th Bedroom - 4.5 Baths

#### ✓ Kitchen

48" Thermidor dual-fuel range/oven Custom high-flow vent hood LG French door, two drawer refrigerator Dual appliance garages Touchless sink faucet Large, walk-in pantry with wood shelving

#### ✓ Living Space(s)

Spacious, open family room with coffered ceiling Granite/marble/quartz countertops throughout Tray ceiling with cove accent lighting in master Separate dining room with vaulted ceiling Bar/buffet with beverage cooler, perfect for hosting Stop-and-drop with built-in bench, cubbies, drawers and workstation

Wide-plank wood floors Multiple accent wall features Built-in shelves Stone façade, gas fireplace Multiple accent wall features

#### ✓ Upstairs

Spacious, 500 SF bonus room/5th bedroom Large Storage Closet

Full bathroom

North and West Facing Windows

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Cindy Birk Realtor®

Cell: 352/871-2475 Email: Cindv@MMParrish

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#### ✓ Outdoor Living

16' retractable sliding doorsLarge pool with terrace and waterfallTongue & groove wood accent ceiling32" four-burner Blaze gas grill

#### ✓ Exterior of Home

Full landscape lighting48" firepit with paver surroundFooters for future pool enclosure, if desired

#### ✓ Additional Features

Corner lot

Rear entry garages

Half bath accessible from pool, lanai and backyard

Backup generator receptacle with transfer switches

Full summer kitchen Travertine patio/pool decking Motorized retractable screens

Custom playhouse and swing set

Raised bed vegetable garden

Large private backyard, backing to subdivision common area (see survey)

Spacious driveway / parking area Oversized 915 SF three-car garage Low maintenance aluminum fencing

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Estates of Wilds Plantation Feature Sheet

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Energy Efficiency:

# Icynene spray foam insulation under roof

One of the most energy efficient insulation products on the market, Icynene is made from recycled material that does not contain any harmful gases, toxic chemicals or synthetic blowing agents, making it an eco-friendly solution for this home.

After the initial spray/installation, Icynene hardens to fill every corner, creating a completely airtight seal to provide energy efficient thermal insulation; thus, reducing your energy consumption.

Typically, with Icynene, your attic space is 6-8 degrees warmer than the inside of your home. By reducing the overall attic temperature, your ceiling can lighting, the HVAC trunk lines, etc., are all maintained at a comfortable temperature, which reduces your overall electric bill.

# • <u>R-14 Spider cellulose wall insulation</u>

Spider insulation is formaldehyde-free. This blown-in insulation uses interlocking fiber technology to fill all gaps and voids, enabling the walls of this home to be not only more energy efficient, but also more sound-efficient.

Since this product is blown-in under pressure, the settling of insulation is reduced, thus, keeping this home more efficient over time.

# • Carrier Infinity climate control system (4-zone)

Separate control of this multiple 4-zone system significantly reduces hot and cold spots for more even, consistent comfort. With comfort precisely where and when you need it, money is saved on your electric bill by controlling the heating and cooling for less-commonly used rooms.

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# Energy Efficiency Con't:

#### • Low-E Argon filled windows

Argon gas windows have either two or three panes with a sealed space in between; this space is filled with argon gas to help prevent heat transfer through the windows.

Argon gas doesn't have any odor or color. It's also non-toxic, so you have peace of mind if the window ever breaks. Argon is ideal because it also helps prevent moisture buildup, or clouding, within the window.

#### Dual tankless water heaters

The two, on-demand water heater systems heat the water as it passes through each unit by using a heat exchanger to rapidly increase the water to the desired temperature.

Unlike a traditional water heater, tankless systems heat water only when needed, thus eliminating the standby energy that's lost with a traditional water heater.

#### <u>Reclaimed water service</u>

The Estates of Wilds Plantation is one of only a few neighborhoods which offers reclaimed water for irrigation.

The reclaimed water is clear, clean, and odorless due to the treatment process completed in our local wastewater treatment plant, and is billed as a separate line item on your utility bill.







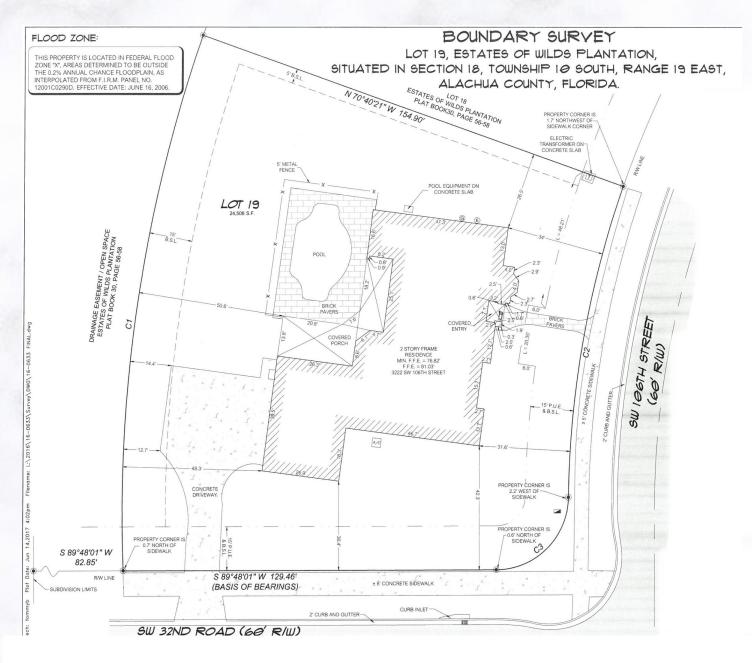
Cell: 352/871-2475 Email: Cindy@MMParrish

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# 4 Bedrooms, Separate Office, Upstairs Bonus Room/5th Bedroom - 4.5 Baths





Cirdy Birk Realtor®

Cell: 352/871-2475 Email: Cindy@MMParrish