

## Feature & Fact Sheet

### 55 SW 15th Ave, Boca Raton

3 Bedrooms | 2 Bath  
2,860 total sq. ft | 2,084 under air  
Built 1978 | Lot Size 0.22

#### Interior

- Kitchen
  - New Appliances
    - Stove
    - Dishwasher
    - Microwave
  - Refrigerator
    - Stainless Steel
  - Large pantry
  - Custom epoxy counter tops
  - Reverse osmosis water system for kitchen sink
  - NOTE: Client had plans created to open kitchen and create an island, plans are available to new owner
- Family Room
  - Electric shades
  - Tongue and groove custom ceiling
- Guest Bathroom
  - Completely renovated.
  - Wall removed and glass installed to open shower.

#### Exterior

- Fully fenced yard
- Roof - new shingle roof 2023
  - Transferrable warranty
- Pool
  - Salt
  - New filter motor
  - New filter
- Gutters
  - Recently installed gutters on back on home
- Sprinklers
  - 4 zones
  - Automatic
  - City water
- Shed to remain.
- Garage
  - Can be converted back to full 2 car garage.

## **Hurricane Protection/Security**

- Storm Protection
  - Impact windows/doors
  - New Hurricane rated front door.
- Alarm System
  - ADT panel
  - Back yard camera
  - Google nest doorbell/camera
  - All integrated through ADT
- Whole house generator capability
  - Pad located on side of home with shed.

## **Misc.**

- A/C – 2018 Ruud
- Hot Water Heater – 2016
  - 50 Gallon

## **School**

- Elementary Addison Mizner – school rating “A”
  - .2 miles from home
- Boca Raton Community Middle = school rating “A”
  - .8 miles from home
- Boca Raton High -school rating A
  - 1 mile from home

***Exclude – Dining room chandelier, Family Room ceiling fan and two (2) hallway lights (foyer) and garage freezer***