



1660 Kingfisher Ct | [www.1660KingFisher.com](http://www.1660KingFisher.com)

## UPGRADES

- Modern lighting throughout house
- tile throughout main floor
- engineered hardwood floors throughout 2nd floor
- security system
- chef gourmet kitchen with 2 wall ovens, stainless steel appliances, cabinets, soft close cabinets, crown molding around cabinets, large pantry
- quartz countertops in kitchen and bathrooms
- upgraded cabinets throughout bathrooms
- glass tile backsplash in kitchen
- wrought iron railings
- glass tile accents throughout all bathrooms
- all toilets comfort height
- video doorbell
- wrought iron and glass front door
- led recessed lighting
- hide-a-hose central vacuum system (hose is hidden within walls)
- 30'x10' lanai
- Triple patio doors in living room
- Laundry cabinet and sink (instead of just a plastic tub on plastic legs)
- Master bath with roman soaker bathtub and glass enclosed shower and full window
- Cabinet hardware throughout house
- Golf cart upgraded electrical plug in garage
- Keypad entry into garage
- Cable plug and electrical plug for TV in lanai area
- Flood lights on both sides and middle of lanai for extra lighting
- Electrical panel upgraded to 200 amp service
- Upgraded carpet on stairs
- Outdoor sound system
- Vacpan in kitchen for central vacuum system
- Paint throughout house
- Kitchen faucet (pull out handle)
- 43'x29' pool enclosure

- 13'x26' pool
  - pavers on lanai and surrounding pool
  - top of the line pool heater
  - led pool light
  - pebble finish painted
  - ozonater filtration system (uses almost no chlorine)
  - eco pool floor filtration system
  - waterfall onto pool
  - window and door pool alarms
  - concrete curbs surrounding house with professional landscaping
  - two palms trees in back
  - water access in back yard
  - dock can be built on the property (already have HOA permission)
  - access to lake
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## AMENITIES

- resort style pools with slide, one in Bellalago and access to the pool at Isles of Bellalago
- state of the art fitness studios
- 4 fitness classes daily, Zumba, kid Zumba, kids martial arts, water exercises, tai chi, yoga, ballroom dancing fitness, , classes can change depending on season and number of people attending
- Many evening programs, card club, bingo, men's night, ladies night,
- Special events for mothers day, fathers day, hellalago for Halloween, new years party, mardi gras, paint party for kids before school starts, Easter
- Shopping plaza right outside south gates
- Lots of restaurants nearby
- K-8 charter school right outside gates with secure private access to Bellalago residents
- High school 5 minutes down the road
- Private/Christian schools also in area
- Located close to Disney and other major attractions
- Boat ramp into Lake Toho

**Provided by: James Aguilar**

**3D Team of Keller Williams**

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