

**Improvements**  
622 South Owl Drive  
Bird Key

**Exterior:**

Installation of a Meditation Garden at SE corner: fountain, planters, bench  
New large planters at front entrance with irrigation drip  
All new exterior sconce lighting at front and rear entrances and garage  
Coastal Source landscape lighting throughout grounds and planting beds  
Sound system installed around pool and patio  
Generac whole house generator installed summer 2022  
Custom designed mailbox  
Pool- acid washed walls and regouted stone coping, reworked peninsula plant bed  
Stone patio tiles cleaned and sealed  
New steel garage doors to meet flood insurance guidelines  
Raised A/C units to meet flood insurance guidelines

**Interior:**

LED can lighting installed throughout home  
All stone flooring cleaned and filled where needed  
New chandeliers and sconce lighting fixtures throughout  
All trim, doors, ceilings, and walls repainted  
Fehl reverse osmosis water filtration system installed  
2 new air conditioning systems- summer 2022  
New water heater- March 2021  
Leak Alert system installed to control water usage

**Foyer:**

New chandelier

**Powder Room:**

New vanity, sink, plumbing hardware and wallcovering

**Master Bedroom:**

New hardwood flooring throughout including closets  
Motorized drapery treatments & wooden shutters  
New TV  
Designer lighting fixtures at foyer and bed area

**Master Bath:**

New sconces at vanity areas & above tub  
Wallcovering in his/her toilet areas

**Workout Room:**

New TV, lighting, and wall-to-wall carpeting

**Her Office:**

New countertop & ceiling fixture

New hardwood flooring

**Living Room:**

Custom bookcases & art lighting

New chandelier

Motorized drapery treatments

**Dining Room:**

Motorized drapery treatments

New chandelier, wallcovering in mirrored inset

**Kitchen:**

New built-in bench with custom fabric cushion

New sconce lighting at nook

New chandelier at island

**Bar Area:**

Redesigned to include Thermador wine tower, new backsplash & countertop

New U-line icemaker

**Family Room:**

New built-in bookcases and window seat with custom cushion

Surround sound in-ceiling speakers & new TV

Motorized drapery treatment

New shutters at window seat

New carpet runner up the staircase & landing chandelier

**His Office:**

New ceiling fan & TV

**Back Bedroom & Bath:**

New window treatment, wall coverings, ceiling fan

New hardwood flooring

**Laundry Area:**

New washer & dryer, wallcovering, countertop

**Upstairs Bedrooms:**

New carpeting, paint, wallpaper, lighting

**Costs:**

Weekly Pool cleaning: \$235.00

Landscaping: \$1150.0

Avg. Water/Sewer: \$210.00

Avg. FPL: \$745.00

Avg. Suburban Propane: \$100.00 (more if pool heater runs)