

# Facts and Features

## 2079 Wild Lime – Sanibel Bayous North – Sanibel

Offered at \$535,000

- Impeccably Maintained and Updated
- 3 Bedroom, 2 Bath, 2 Car Garage
- Screened Pool with Solar Heating
- Large ½ Acre Lot -“High and Dry” Beautifully Landscaped with Low Maintenance Native Sanibel Tropical Plantings
- Short Bike Ride to Bowman’s Beach with Access Through HOA Deeded Trail
- Large Open Floor Plan with 20’x30’ Family Room Allowing for Multiple Sitting Areas and Dining Area.
- Eat-In Kitchen with Pantry
- Indoor Laundry Room
- Unique Flex Space off of Laundry Offering Optional Home Office/Art Studio/ or even Bunkhouse for the Grandkids!
- Designer All Wood Cabinetry with Brushed Nickel Hardware and Silent Glide Closures on Doors and Drawers.
- Stone Countertops: White Granite in Kitchen and Carrera Marble in Baths
- Pendant Lighting over Stone Bartop
- Undermount Sinks with Price Pfister Brushed Nickel Widespread Faucets
- Frigidaire “Gallery” Stainless Steel Kitchen Appliances
- Side by Side Counter Depth Refrigerator with Digital Display and Through-the-Door Ice and Water
- Self Cleaning Smooth Top Electric Range
- Over the Range Microwave
- Under Counter Dishwasher
- Large Capacity Amana Electric Washer and Dryer
- Recessed Lights with Dimmers
- Built-in “Server” Cabinets with Frosted Glass Upper Doors in Dining Area
- “Gunstock” Woodgrain Ceramic Tile Flooring Throughout All Living Areas
- Plush Nylon Carpeting in all Bedrooms w/Lifetime stain and 25-year wear warranties
- A.O. Smith 40 gal “Energy Miser” Electric Water Heater
- Honeywell Wireless Doorbell/Motion Detector System
- Clothes Drying Rack in Laundry Room
- Brushed Nickel Kwik-Set Door Hardware Throughout
- Stained Wood entry Door with Clear Glass Sidelight and Brushed Nickel Handleset w/Deadbolt
- Large Entry Closet
- Walk-in Master Closet with Upgraded “Pottery Barn” Shelving and Frosted Glass Pocket Doors
- Ceramic Tile Master Shower w/Clear Glass Shower Enclosure
- Clear Glass Enclosure on Hall Bathtub
- Elongated ADA “Comfort Height” Toilets in Baths, Private Water Closet in Master Bath
- 2” Faux Wood Blinds Throughout
- Garage Door Opener with Remote
- Private Outside Shower/Changing Area
- Ground Level Concrete Block Construction
- Blown-in Ceiling Insulation
- Smoke Detectors
- Architectural Grade Shingles Installed 2011
- 5 Blade Ceiling Fans in all Bedrooms with Multiple Fans in Family Room
- Framed Mirrors in Baths
- Sherwin Williams “Flex Lox” Low Maintenance Coating on Stucco Exterior Walls and Shutters
- Water, Sewer, Electric, Cable
- HOA Fees only \$150/year

Exceptional Island Home in the Sought-After Near Beach Private Paved West End “Bayous” Subdivision!

[www.rigsbybrothers.com/wildlime](http://www.rigsbybrothers.com/wildlime)

407-448-1430

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