

Premier | Sotheby's  
INTERNATIONAL REALTY

7444 Water Silk Dr N

# FEATURES LIST

Thank you for your interest in this beautiful home. Our sellers truly adore their home and gave us so much information on the space in hopes of passing along their knowledge and love for the property to any interested parties. We've compiled everything that they gave us into the following fact sheet for your convenience.

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Christina Gehrki  
Global Real Estate Advisor



Welcome to a beautiful, spacious home on a lovely pond with abundant wildlife and relaxing views. This serene oasis feels very private, yet is close to shopping, delicious restaurants, fantastic beaches and will be just one traffic light to Tampa International Airport when the new connector is finished. Situated in mid-county, you can reach downtown St. Petersburg, the crystal Gulf beaches, Clearwater, or your next flight or cruise within minutes.

A note from the owners:

We have absolutely loved living here for the last six years, but it is time to move to a new home for retirement. We want to take the opportunity to share with you what makes this home and community innovative and exciting!

First and foremost are the people. We have families with school-age children, empty nesters and retirees all together. Walk down the oak-covered sidewalks and you will meet many neighbors out for a walk, often with their friendly pooches. You will find some of the most amazing people here with most homeowners being full-time. Renters are at a minimum bringing value to our community. Please note, you can be as social as you want. Everyone is extremely respectful of your space, your desired participation, etc. Our homeowners association celebrates everyone in here, and features Bayou families and pets every month in our Stroll magazine.

Our Arthur Rutenberg Bayou Club home was constructed to be extremely beautiful, solid, quiet and now hurricane-proof. All windows and doors are Miami-Dade standard for hurricanes (and two zero-frame windows have shutters). We have weathered several tropical storms and have had to open the doors to even hear the wind! The landscaping was designed for privacy, and we are blessed to have fresh mangoes, bananas, lemons, limes and many beautiful flowers in our amazing yard. Sitting on the bench by the bonsai'ed plumeria, we see many species of birds, turtles sunning themselves on the nearby rock in the pond, ducks, rabbits and more.

The square footage and storage space are truly abundant. Adjacent to the kitchen are a huge pantry and a spacious laundry room that features a wine refrigerator, extra deep stainless sink and loads of cabinets. The kitchen showcases a large island with six oversized drawers on one side and cabinets on the other, buttressed by decorative open shelving for your cookbooks, and covered with a slab of leather finished granite. We were accustomed to cooking with gas, but installed a new six-burner induction range with a griddle area – it is faster than flame!

All of the bedrooms are on the first floor, along with the office, dining area, living room and family room, and flex room we use as a home gym. We love the ambiance of the fireplace and mantle in the family room. Upstairs features a multi-purpose bonus room with a beautiful wood ceiling, wet bar and balcony with a beautiful view of the trees, pond and fountain.

This home has it all, and we hope you love it as much as we have!

# Improvements

## Whole house

- Hurricane rated windows and doors
- Replaced flooring throughout entire home with waterproof, pet friendly wide luxury vinyl plank (and added oak stairs)
- All updated lighting
- Neutral interior paint scheme
- Exterior paint with nanotechnology to reduce sun impacts

## Updated kitchen

- Installed new granite on all counters
- Replaced kitchen island
- Painted cabinets a neutral gray to give a more modern feel
- Modern lighting over the sink area
- New cabinet hardware
- New backsplash
- Added outlets with USB ports
- Updated sink and faucet (motion-sensor)

## Updated guest bathroom

- Designer glass waterfall sink
- Waterfall faucet
- New mirror, shower head, floor tile

## Updated Principal bath

- New vanity with extensive storage
- Granite counters
- Trimmed out mirrors
- New lighting
- Faucets
- White plantation shutters in principal bedroom and bathroom

## Laundry Room

- New cabinets and granite with full matching backsplash
- Huge sink and specialty faucet
- Samsung Washer/Dryer
- Wine refrigerator and built in wine glass holders under cabinet

## Outside

- Updated lighting and fan
- Semi-built in grill with side burner, bar and refrigerator
- Screened pool cage for better outdoor enjoyment
- Both air conditioners have been replaced and are under warranty
- Sanded & sealed driveway and patio July 2023
- Updated exterior house and yard lighting

## Special Favorites

- Friends, golf, social events at the clubhouse (full restaurant and bar, plus event space)
- Watch the sunrise from bed
- Have dinner on the patio or game night
- Relax in the pool or spa
- Entertain at the pool with lunch or happy hour
- Enjoy a glass of wine on the patio
- Cook with friends around the island in the kitchen
- Have family over for meals in the dining room
- Open the windows in fall, winter, and spring
- Golf carting around the community all year long, especially fun at holidays with the decorations

This material is based upon information that we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete. All information must be verified by buyer.