

Concrete block/brick/stucco home situated on a half acre lot. The community features a private boat ramp and gazebo with access to the beautiful Clermont Chain of Lakes. Watch the sunset over Lake Susan from your pool deck. Bring your boat! Our 30 foot deep 1100+/- SF garage with 8' door is perfect for your fishing or pleasure craft. The 3+ car garage features a 2+ car side with an 18' x 8' foot door and has room for a full sized pick-up truck or a car and lawn equipment, with a second door 8' x 8' large enough for a full sized car. Utility tub, work bench, pull down attic stair, shelving and peg board

The home features

- Lightning Rods/surge protection/Dish satellite
- Double paned/tinted/insulated windows/marine grade slider
- Plantation shutters throughout, including garage
- 3 solar tubes (garage, stairwell, office storage)
- 7 zone irrigation system from deep well/timer
- Professionally landscaped/lava rock beds
- Outdoor security lighting and outlets in soffitt for holiday lighting
- Covered lanai and screen enclosed, solar heated, low maintenance pebble tek, salt water swimming pool with 3 ton Tennessee flat rock waterfall, planter and stone coping, outdoor shower, ceiling fans/light kits gas line for grill, television connection, ½ bath/swimming pool storage with ceramic tile, built in shelving/pedestal sink
- Monitored security system
- Ceiling fans with light kits in every room
- Ceramic Tile/upgraded carpet and pad.
- Stainless steel appliance package, dual convection ovens, microwave oven, refrigerator with ice maker, stainless steel sink, new commercial grade garbage disposal, granite counter tops with full backsplash, large center work island, pull out shelving in cabinets, large walk-in pantry with electric outlet for water bottle machine.
- cabinets and space for fridge w/ice maker line in laundry room.
- Master bedroom with his and hers walk in closets, two person Jacuzzi tub with Heater, separate shower, dual vanities with granite counter tops.
- Brick/Gas, remote control fireplace
- Anti-allergen air filters
- 2<sup>nd</sup> floor office/bedroom has a great lake view with lots of outlets for computers/printers/scanners, etc. Satellite TV connection/Road Runner ready. Large office storage room/closet. If you require an office vs. bedroom, the work surfaces/lateral file cabinets are negotiable. Office work surfaces include a large "C" shaped office with 2 corner pieces (his and hers), two drawer cabinets on either end and a 2 drawer lateral file in the center.

The HOA dues are \$800 per year and include maintenance of the boat ramp, gazebo, neighborhood wall and landscaping, all common area lawn maintenance. We have Lake Utilities for water and a deep well for irrigation, with additional spigots off the well for car washing and pool filling

The community is in the early stages of gating the community and possibly adding additional dock/boat slips for the owners.