For More Info Visit tourdrop.com/dtour/374547

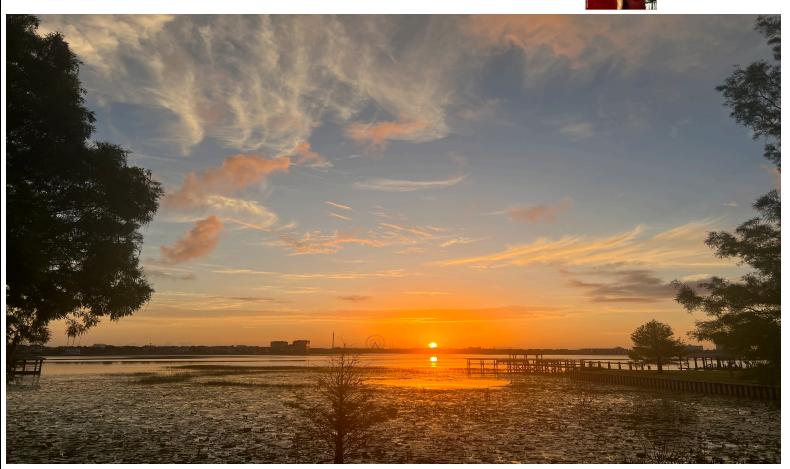


Ann Varkey RE/MAX Properties SW

407-489-4225 annvarkeyrealtor@gmail.com www.AnnVarkey.com







4 Beds | 4 Baths | 3566 Sqft

GREAT CUSTOM HOME WITH SPLIT BEDROOM PLAN IN 24 HR.
GATED & GUARDED COMMUNITY. HUGE MASTER BR + OFFICE with
VIEWS. Master bath with Jacuzzi, His & Her Vanity plus Walk-In Closet. As
you enter the Living Room has Custom Drapes, and a VIEW OF THE POOL
& FOUNTAIN. French Doors lead to back covered porch, arches & niches.
Granite Kitchen & backsplash in 2010. All Stainless-Steel Appliances, faucets
in 2019. Extra large pantry, dinette. Family room with gas FIREPLACE.
Entertainment center, French doors to pool area. Large backyard with trees,
lots of privacy. Media/Game Room with 2 closets + Full Bath can be 5th
bedroom. Painted the entire house outside + porch 2 years ago with premium
paint. The roof clean and sealed duct, insulation added more as per Duke
Energy regulations to reduce bills. Average electric bill \$200-\$250. Water
heater 2018, water bill \$80. (Check with Duke and OUC if needed) One A/C
2020 new with 10 yr. warranty. Other A/C serviced. POOL & SPA
w/FOUNTAIN plumbed & connection in place, no heater. 3 car side entry
garage (clean floor), termite bond. Special wider lot with lots of trees for
hadde_This home, is in the Estate section of Phillips Landing. Walking distance
to community BOAT DOCK to relax and go fishing, small park with

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playground and benches, trees, large playground, tennis court and basketball court. Close to hospitals, schools, doctors' offices, 80+ restaurants, Trader Joes & Whole Foods. 25 minutes to the International Airport, Disney World. 5-10 minutes to malls, many grocery stores & fitness centers. Best of everything in Dr. Phillips area. Enjoy living in Phillips Landing.