

115 Crepe Myrtle Drive, Groveland, FL 34736

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MAINFRAME
REAL ESTATE



2 Beds | 2 Baths | 1281 Sqft
300,000

BACK ON THE MARKET and BETTER THAN EVER! The seller has had the exterior FULLY RE-PAINTED, the ROOF is ONLY 1.5-YEAR-OLD, there is now FRESH LANDSCAPING.... And best of all....?! The seller is now offering 3% OF PURCHASE PRICE TOWARD YOUR CLOSING COSTS OR A RATE BUYDOWN!!! Come and make the INSIDE as nice as the outside in whatever way YOU want. This charming home is truly a "make it your own" home just waiting for the right owner. With 2 bedrooms and 2 bathrooms, an INSIDE LAUNDRY room, a kitchen with a dining space AND a breakfast bar, plus an area for a dining table; You can truly do anything you want to transform the space. Couple this with the fact that you have NO REAR NEIGHBORS, a nice FRONT PORCH, a PAVED driveway, and a large backyard complete with a SCREENED IN PATIO and a PAVED sitting area, it is easy to see how this home can truly become your own little Florida Oasis. Nestled in the heart of the 55+ Trilogy community, the home also boasts a wonderful introduction to a luxurious lifestyle. The GUARD GATED community of Trilogy is located just 1 mile away from Lakeridge Winery, 15 minutes from downtown Clermont, and 12 minutes from Publix and the

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turnpike. The amenities in Trilogy are unmatched! Your HOA includes your cable, internet, lawn maintenance, and the gated community itself, plus its amenities. The community also allows GOLF CARTS which you can use to travel, or you can drive or use the interconnected sidewalks. Head over to the clubhouse and enjoy MUI TIPIE swimming pools (including an indoor pool)