

Modena



LOT 18 • 553 COUNTRY CLUB DRIVE • WINTER PARK, FL 32789



LUXURY HOME FEATURES INCLUDE:

- ▶ Elegant modern elevation with flexible floor plan offering huge open living spaces bathed in natural light
- ▶ Custom designed landscape, hardscape, pool & deck by landscape architect Frank Joseph Brooks
- ▶ Kitchen features custom 42" upper cabinets with under-cabinet lighting, granite counters and tile backsplash, stainless steel under-mount sink with high-capacity disposal & large island.
- ▶ Boat ramp to Lake Killarney exclusively for Lake Killarney Shores residents is just across the street
- ▶ GE Profile appliance package includes 36" black induction 5-burner cooktop with low-profile hood, stainless steel 30" built-in combo micro/convection wall oven, dishwasher with hidden controls, and 24 CF counter-depth side-by-side refrigerator

BRAND NEW!

Modern Custom Home with flexible floor plan, huge open living spaces and lots of natural light

2,761 heated sq ft

3,522 total sq ft

4 bedrooms | 4.5 baths

\$995,900

EXCLUSIVELY OFFERED BY



321.203.4740

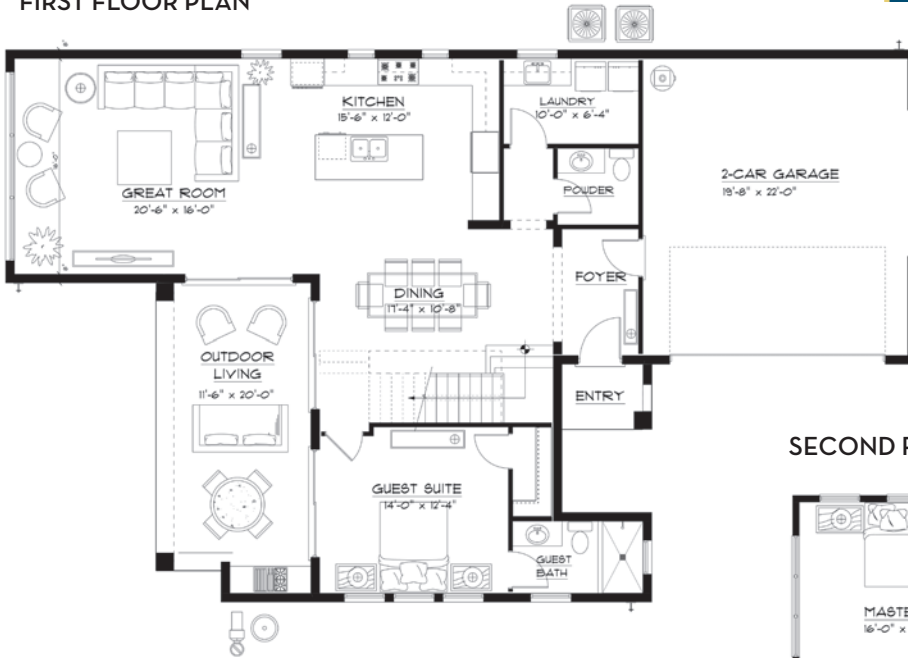
LakeKillarneyShores.com



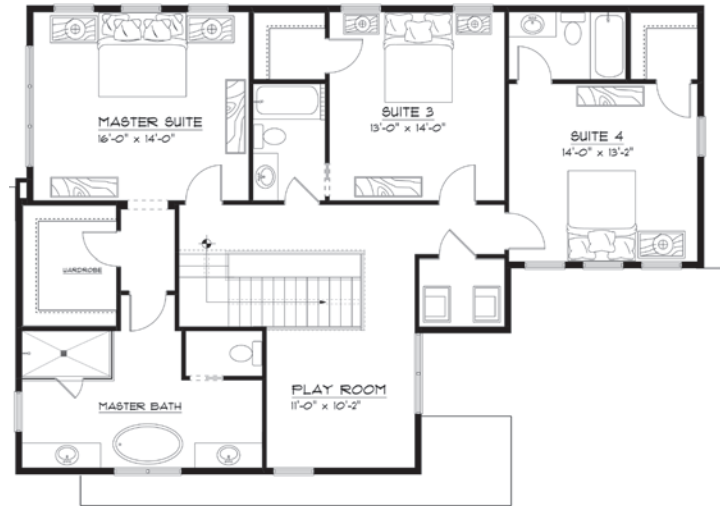
407.740.5688

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FIRST FLOOR PLAN



SECOND FLOOR PLAN



ADDITIONAL FEATURE:

- ▶ Summer Kitchen with grill & custom stainless steel hood
- ▶ Efficiently organized Kitchen work space with conveniently located outlets
- ▶ Tankless natural gas water heater
- ▶ Premium-grade engineered wood flooring on 1st floor & carpet in 2nd floor Bedrooms
- ▶ Custom staircase with stained oak treads, painted risers & wrought iron balustrades
- ▶ Porcelain tile flooring in Laundry Room & all Bathrooms
- ▶ Spacious Master Bath features large walk-in shower with frameless glass doors and 66" x 36" freestanding tub
- ▶ All Baths have custom cabinets, quartz counters, under-mount sinks, decorator Moen plumbing fixtures and hardware
- ▶ ON-Q™ system for internet/phone/cable access with pre-wire for full signal Wi-Fi coverage
- ▶ Great Room pre-wired for surround sound Home Theatre with multimedia outlets in all Bedrooms
- ▶ Designer light fixtures throughout with LED 5" recessed lighting per plan
- ▶ Carrier Comfort Zone AC system with programmable thermostat

- ▶ Raised-panel 8' interior doors with chrome door handles. Vinyl casement windows
- ▶ Secondary Baths feature 60" soaking tub
- ▶ Spacious closets with custom closet systems
- ▶ Concrete brick pavers on driveway, front, rear porches & walkways
- ▶ Raised panel metal garage doors with openers, two remotes, and one wireless keypad
- ▶ Decorative coach lights
- ▶ Handsome exterior hardware with privacy deadbolts on all exterior doors

4 Bedroom	4.5 Bath	2 Car Garage	Pool

