

# Amelia



LOT 23 • 533 COUNTRY CLUB DRIVE • WINTER PARK, FL 32789



## BRAND NEW!

Available August 2019

*Fabulous Custom Home featuring:*

**2,942** heated sq ft | **3,605** total sq ft

4 bedrooms | 3.5 baths

**\$989,900**



### LUXURY HOME FEATURES INCLUDE:

- ▶ Boat ramp to Lake Killarney exclusively for Lake Killarney Shores owners is just across the street
- ▶ 10' x 25' pool with sunning shelf, travertine tile coping and paver pool deck
- ▶ Summer Kitchen with Napoleon gas grill, grill hood, granite counters, beverage cooler and storage cabinet
- ▶ Kitchen Features include: 42" Designer cabinets with painted finishes and under-cabinet lighting, Quartz countertops with tile backsplashes, large quartz table/island, and farmhouse sink

EXCLUSIVELY OFFERED BY



321.203.4740

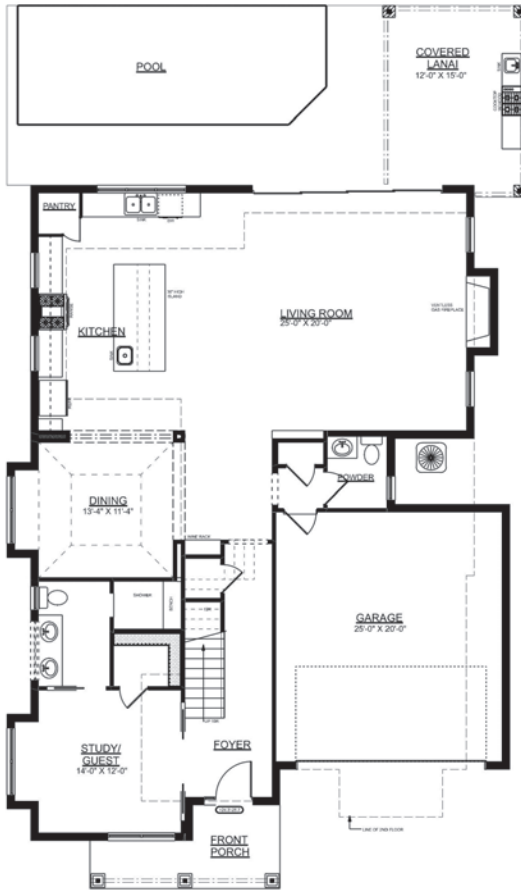
[LakeKillarneyShores.com](http://LakeKillarneyShores.com)



407.969.0087

[LazarusDevelopmentGroup.com](http://LazarusDevelopmentGroup.com)

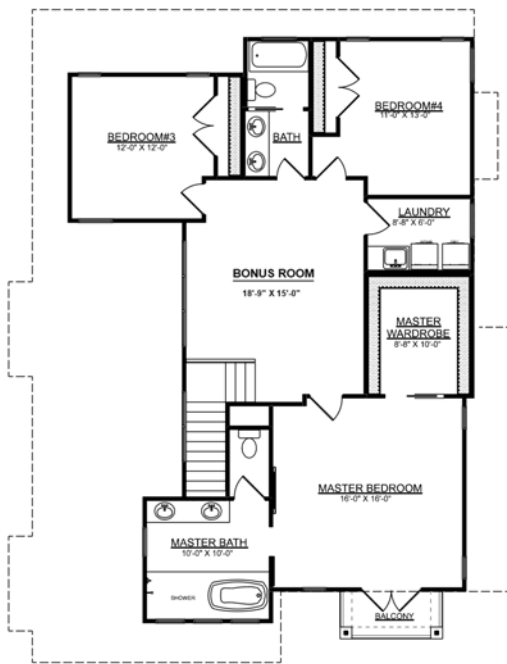
FIRST FLOOR PLAN



**ADDITIONAL FEATURE:**

- ▶ Viking stainless steel appliance package including slide-in Gas Range with Range hood, French door Refrigerator, top-control Dishwasher and Sharp Microwave Drawer
- ▶ Spacious upstairs Bonus Room
- ▶ Stained solid wood stair treads with painted risers
- ▶ Quality Engineered Wood Floors downstairs and in Master Bedroom and Bonus Room upstairs - Carpet in Bedrooms 3 and 4
- ▶ Designer Tile Flooring in all Baths and Laundry
- ▶ Master Bath features combination shower/tub "wet area"
- ▶ Concrete paver driveway and sidewalk to front entry with same on front porch and Lanai
- ▶ 10' Ceiling heights and 8' solid interior and exterior
- ▶ Built-in Closet Systems in all oversized closets
- ▶ Ceiling fans in Master Bedroom, Living Room and on Lanai
- ▶ Natural Gas Fireplace in the Living Room
- ▶ Designer lighting and plumbing fixtures throughout
- ▶ Energy efficient Zoned AC system with Nest programmable thermostats
- ▶ Rinnai natural gas 'on demand-instant' water heater
- ▶ Low-E Vinyl Windows
- ▶ 4" recessed LED lighting fixtures throughout
- ▶ Metal front porch roof

SECOND FLOOR PLAN



<b>4</b> Bedroom	<b>3.5</b> Bath	<b>2</b> Car Garage	<b>Pool</b>
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