



CHRISTIE'S
INTERNATIONAL REAL ESTATE



Regal Real Estate Professionals
7726 W. Sandlake Rd, Orlando Florida,
32819



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246 BAYOU BEND RD, GROVELAND, FL 34736 (MLS#:G5017327)

PRICE: \$329,900

Address#: 246 BAYOU BEND RD

Zip Code: 34736

Style: Ranch

Bedrooms: 2

Living Area: 1906.00

Year Built: 2012

Pool: No

Subdivision: Grovelnd Cascad

City: Groveland

Type: Residential

Status: Pending

Bathrooms: 2

County: Lake

PROPERTY DESCRIPTION

Welcome to lake front paradise! This home features 2 beds/2baths plus bonus room; that can be used as an office/den or 3rd bedroom. The master bedroom is spacious with it's own a 5 piece bath and double master closets. The second bedroom and office/3rd bedroom are separated by the second full bathroom. It has ceramic tile installed diagonally throughout except master and guest bedrooms have carpet. The adjoining dining and living rooms overlook the extended screened-in lanai. Additionally, the conservation view can be enjoyed from the master bedroom, living room, breakfast room, kitchen and bonus room. Upgrades include crown molding plantation shutters and Silestone quartz counter tops. The home welcomes you with mature landscaping and keyless entry front door. This low maintenance, energy efficient home features Solar, double-pane windows, core foam insulated concrete block with stucco. The home furnishings are available for purchase separately. You will also get to enjoy the 57,000 sq ft Clubhouse and amenities with pool, hot tubs, tennis, pickle ball, restaurant, bar, billiard room, crafts, yoga studio, demonstration kitchen, golf simulator and ballroom and so much more. A home like this doesn't come on the market often. Don't wait to be the new owner!

ADDITIONAL FEATURES

Exterior Construction:	Block, Stucco
Style:	Ranch
Roof:	Shingle
Stories:	Single story
Community Features:	deed restr, fitness, gated comm, golf comm, rec bldg, security, spc com restr, tennis courts
Rooms:	Eat in kitchen, bonus room
Interior Features:	Decorator kitchen counters, Walk-in closet(s), Ceiling fan(s), other, cath/vaul ceil, inside utility, wshr/dryr hkup
Parking:	2 car garage, Attached parking, Automatic garage door
Exterior Features:	other, patio/porch/deck cov, patio/porch/deck scr, screen/covered encl, outdoor lights
Lot:	Professionally landscaped
Utilities:	Public sewer service, Public water supply, TV cable available, other, electric, BBHSInternetAvail
Laundry:	Laundry room/area, Washer/dryer hookups
Scenery:	Waterfront property, Waterview
Inclusions:	Microwave oven, Refrigerator, Clothes washer, Clothes dryer
Garage Features:	Attached, Door Opener



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Foundation:	Slab
Porches:	Covered, Front Porch, Porch, Rear Porch, Screened
Air Conditioning:	Central
Floor Covering:	ceramic tile, carpet

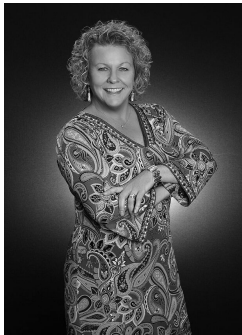
ROOMS

Master Bedroom:	16.1x12.8
Bedroom 2:	12x12
Dining:	10.8x10.2
Living Room:	17.2x13.7
Kitchen:	12.6x8
Additional Rooms:	13.9x11.6

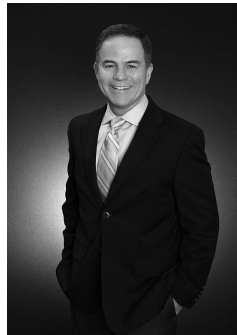
PROPERTY HIGHLIGHTS

- SOLAR
- UNDERGROUD UTILITIES

PRESENTED BY



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IMAGES

