



CHRISTIE'S
INTERNATIONAL REAL ESTATE



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



+1 407-749-0700



info@regalrealtorlando.com

1363 W LAKESHORE DR (MLS#:G5030675)

PRICE: \$1,995,000

Address#: 1363 W Lakeshore Drive

Zip Code: 34711

Style: Single Family Residence

Bedrooms: 4

Half Bathrooms: 1

Year Built: 1974

Acreage(acs): 0.88

Waterfront: Yes

Subdivision: CLERMONT

City: Clermont

Type: Residential

Status: Active

Bathrooms: 5

Living Area: 5647.00

Lot: 38,334 Sq. Ft.

Pool: Yes

County: LAKE

PROPERTY DESCRIPTION

LAKE MINNEHAHA LAKEFRONT ESTATE with 150 feet on the water with seawall, boathouse with lift, screened room over the water. The elegant home has rich details, celestial ceilings, and views from virtually every room of the lush grounds and the lake. The kitchen is fabulous, tons of granite counters, built in and custom cabinetry, wall to wall French doors overlooking the lake. Extra islands means extra counters to gather around for all types of entertaining. Outdoor summer kitchen on the covered lanai makes the entertaining flow outside to take advantage of the pool, porch and lawn areas, or meander out onto the dock. The formal dining room is simply gorgeous with huge vaulted ceilings, even a perfect space for your own grand piano. This room also looks out onto the lake, pool and front views of the grounds. There is a beautiful and rich library w/tall bookcases, even the old fashioned rolling library ladder to reach them all! Massive windows let in all kinds of natural light from this front room. Step into the family room with gas fireplace, and relax watching tv, or with a good book. Need to get some work done? There is a fantastic office area with built in storage, a half bathroom, even a closet. Situate your desk to take advantage of the lakeviews from here! The sitting room/den is a nice retreat to unwind with the water as your backdrop. Watch the cardinals, eagles and osprey along with the boats driving by. The master bedroom is absolutely a massive retreat. There is the main bedroom PLUS the 31x9 bonus room, the entire length across the back is glass for amazing views. Use this bonus room as a home office, workout room or yoga retreat. Dual walk in closets, with closet systems. The master bathroom has dual vanities, a true sunken tub, separate shower and even a sauna! Bedrooms 2 and 3 upstairs are their own suites, with living space, bedroom and their own full bathrooms. The 4th bedroom is downstairs and is currently being used as an office, but has its own separate entrance, full bathroom and closet, plus view of the lake. Detached pool cabana is a full bath and extremely convenient to Huge side entry garage, paved circular drive and fenced rear yard with wrought iron gate entries. Immaculate rear lawn with towering old oak leads you onto the dock, out to the boathouse and lift over the water, plus a screened (even under the flooring is screened) so you can relax in comfort with no bugs. NO HOA, just located in the city limits on a dead-end street. Amazing location on the Clermont chain of lakes. This is one of the homes you see from the water and commented how phenomenal the home is. Please take the time to watch the interior and drone video, then make your appointment to come see this magnificent home.

ADDITIONAL FEATURES



CHRISTIE'S
INTERNATIONAL REAL ESTATE



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



+1 407-749-0700



info@regalrealtyorlando.com

Exterior Construction:	Block
Style:	CONTEMPORARY
Fencing:	YES
Fireplaces:	YES - Gas
Roof:	Metal
Lot Size:	38,334 Sq. Ft.
Stories:	Two story
General:	Pets allowed
Rooms:	Eat in kitchen, Formal dining room, Formal living room, inside utility, bonus room
Interior Features:	Pantry, Decorator kitchen counters, Breakfast bar, Kitchen isle, 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, fenced, mature landscaping, patio/porch/deck open, outdoor lights
Lot:	Trees
Utilities:	Public sewer service, Public water supply, other, electric, BBHSInternetAvail
Laundry:	Laundry room/area, Washer/dryer hookups



Scenery:	Waterfront property, Waterview, street paved, level, city limits
Inclusions:	Refrigerator, Range and oven
Garage Features:	Attached, Circular Drive, Door Opener, Oversized, Side Rear Entry
Total Acreage:	1/2 Acre to 1 Acre
Foundation:	Slab
Porches:	Rear Porch
Air Conditioning:	Central
Floor Covering:	ceramic tile, carpet, wood

ROOMS

Master Bedroom:	20x18
Bedroom 2:	22x11
Bedroom 3:	23x11
Bedroom 4:	13x12
Dining:	25x21
Living Room:	23x11
Kitchen:	23x20
Additional Rooms:	Dinette-20x14, Study/Den-15x11, Office-12x10, Bonus Room-31x9, Balc/Porch/Lanai-23x21, Library-18x14

PROPERTY HIGHLIGHTS

- LAKEFRONT Estate w/150 ft. on the water w/seawall, boathouse w/lift, screened room over the water!!
 - Celestial ceilings, views from virtually every room of the lush grounds and lake!
 - Fabulous kitchen w/ granite counters, built in cabinetry, wall to wall french doors overlooking lake
 - Outdoor summer Kitchen on the covered lanai. Pool, porch & lawn areas leading you to the boathouse!
 - NO HOA, just located in the city limits on a dead-end-street.
 - Amazing location on the Clermont chain of lakes!
 - THIS IS 1 OF THE HOMES you see from the water and commented how phenomanal the home is!!!!
-



CHRISTIE'S
INTERNATIONAL REAL ESTATE



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



+1 407-749-0700



info@regalrealtorlando.com

PRESENTED BY



DAWN GIACHETTI

O: (352) 874-2100

E: Dawn@regalrealtorlando.com

IMAGES

