

4822 INDEPENDENCE TRAIL, LEESBURG FLORIDA 34748

FEATURE SHEET

3 BEDROOM 2 BATH, 2 CAR 500+ S.F. GARAGE BUILT IN 2017

GOLF FRONT LOT \$75,000

6 FEET DEEP HEATED SALT-WATER POOL W/ RAMP, 2 BENCH SEATS

800+ SQUARE FOOT POOL CAGE \$80,000

BOTH BONDS PAID OFF. \$17,000 VALUE

9 FOOT CEILINGS MAIN PART OF HOME

CROWN MOLDING IN ALL ROOMS

SOFT-CLOSE WOOD CABINETS & DRAWERS, DOUBLE PULL-OUTS IN CABINETS

PLENTY OF GRANITE COUNTER-TOPS W 4 SEAT BAR-TOP ISLAND

OPEN FLOOR PLAN, GREAT FOR ENTERTAINING

LOW MAINTENANCE TILE & TOP OF THE LINE LUXURY VINYL PLANK FLOORING

3 SOLA-TUBE SKYLIGHTS FOR PLENTY OF NATURAL LIGHT IN HOME

EXTRA CLOSETS FOR STORAGE THROUGHOUT HOME

COMFORT HEIGHT DUAL VANITIES IN MASTER BATH

WALK-IN ROMAN SHOWER W/ SEAT FOR ADDED SAFETY

COMFORT HEIGHT TOILET W/ GRAB BARS FOR ADDED SAFETY

FLOORED STORAGE SPACE IN ATTIC W/ PULL DOWN STAIRS

EXTRA WIDE DRIVEWAY TO AVOID FALLS WHEN GETTING IN & OUT OF CAR

LOW-MAINTENANCE CURBED & PEA GRAVEL LANDSCAPING

PERMANENT BAIT STATIONS FOR TERMITE BOND, NO RETREAT NEEDED

LOW INSURANCE COST, PRESENTLY \$\$1,184/YEAR.

YOU SHOULD GET A LOWER QUOTE AS I CARRY EXPENSIVE HIGH LIABILITY