

GORGEOUS CUSTOM HOME directly on John's Lake



\$ 2,250,000



17305 Magnolia Island, Clermont, FL 34711

- » Beds: 7 | Baths: 5 Full
- » MLS #: G5058114
- » Single Family | 6,300 ft² | Lot: 58,254 ft² (1.34 acres)
- » 7 bedrooms, 5 baths, two levels of living areas
- » Entire rear of the home has 88 feet of screened balcony and lanai
- » Beautiful terraced grounds for parties, events, enjoying lake living
- » Remodeled throughout with gorgeous trim work, crown molding
- » Car enthusiasts will love the massive 4 car garages and total of 1800 SF of concrete floored area!
- » More Info: 17305MagnoliaIsland.com



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GORGEOUS CUSTOM HOME directly on John's Lake. 1.3 acres of gorgeously landscaped grounds, the rear yard is truly a masterpiece with sitting areas on different terraced levels, overlooking the lake. Perfect placement for both sunrises and sunsets over the water. Just past the rocking chair front porch and through the custom front door, you are welcomed home! The living room afford enough space for the largest of sofas, placed around the fireplace, TV and views out the back to the lake! The wet bar separates the kitchen and living room, has a beverage refrigerator and sink, plus custom cabinetry that carries into the amazing kitchen! Gorgeous stone counters, built-in, paneled refrigerator, dishwasher, plus gas cooktop and hood, built in stainless steel ovens, and a huge island workcenter with sinks. Walk in pantry added, tiled backsplash accents, a pot filler over the cooktop, plus there is even a separate coffee station. The dinette area off kitchen is massive, and easily used as the main eating area, or use the front room that currently houses the piano as your formal space. Originally this dinette area was a family room, so the possibilities are endless! There are several access points out onto this 88 foot long screened lanai/balcony, including doors off the master suite. Dual walk-in closets, jetted tub, walk in shower with multiple heads, 2 vanities with granite counters and beautiful cabinetry here as well. There is an additional bedroom on the other side of the home that could easily be used as a second master suite. The bonus room on this first level is an excellent game room, or true family room! 4 additional bedrooms upstairs for a

