

POOL HOME with lake access to the Clermont chain of lakes



\$ 499,900



13403 Via Roma, Clermont, FL 34711

- » Beds: 3 | Baths: 2 Full
- » MLS #: G5059243
- » Single Family | 2,012 ft² | Lot: 11,367 ft²
- » 3 bedroom PLUS office with barn door
- » Kitchen opens to the huge living room, plus formal dining room
- » Master bedroom suite with dual closets, garden tub and glass enclosed shower
- » Huge screened lanai and porch with oversized pool
- » Large lot with common area behind the lot for additional green space.
- » More Info: 13403ViaRoma.com



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POOL HOME in a smaller community with access via a common lot on Lake Louisa, part of the Clermont chain of lakes! Very well maintained home has 3 bedrooms PLUS a den/office! There is a sliding barn door on this extra space, so add a small closet and it could be a 4th bedroom! The living room is HUGE, has a perfect spot for your entertainment center, or mount your flat screen TV here! A large sectional furniture set would fit here perfectly, to take advantage of the entertainment wall views as well as looking out onto the pool area and rear yard! The kitchen has tons of counter space including an island with sink, so entertaining in this area is perfect for a holiday spread on the island or half wall near the living room, or seating in the large formal dining room. There is beautiful porcelain wood look tile in both the dining room as well as the office area. The kitchen also has beautiful black stainless steel appliances including a French door refrigerator with 2 drawers and tiled backsplash behind the range. Lots of cabinetry including in the island and on the half wall for all your kitchen electrics and serving dishes, etc. For your morning coffee or casual meals, you have the dinette overlooking the rear yard and pool area, and of course the formal dining room for the holidays and larger meals. The master bedroom has access to the pool through a dedicated door, and windows overlooking the yard. The master bathroom has double vanities with new faucets, a soaking garden tub and a separate shower with sliding glass doors. Lots of closet space in the dual closets. The other 2 bedrooms share a full bath with newer vanity top, light fixture and

