

DIRECT LAKEFRONT on Lake Minnehaha



\$1,000,000



12034 Elbert, Clermont, FL 34711

- » Beds: 3 | Baths: 2 Full
- » MLS #: G5059382
- » Single Family | 2,295 ft² | Lot: 21,920 ft² (0.5 acres)
- » Clermont Chain of Lakes for all types of watersports, nature and entertainment
- » Dock of the lake, covered seating area on the deck, perfect spot for morning coffee at sunrise
- » Totally remodeled kitchen with granite counters, new cabinetry, stainless steel appliances.
- » Panoramic views from many rooms including the great room with triple pocketing sliders
- » Florida room under air with amazing views - perfect for offices, home schooling or



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DIRECT LAKEFRONT on Lake Minnehaha on the Clermont chain of lakes! There is a boat dock and lift over the water plus a covered seating area - bring your morning coffee and watch the sunrise over the shimmering lake and start your day off with peace! Every day can be a vacation day over the lakes - take your boat out and waterski/wakeboard, go tubing, or just a casual trip around one of more than a dozen lakes! If kayaking, canoeing or paddle boarding is your thing, there are additional calm areas in the adjacent lakes and canals. This is a one owner block home, lovingly maintained and enjoyed. Relax in your Florida room overlooking the water, in the comfort of the AC, or imagine coming home and slipping on your flipflops and heading down to the shady deck and enjoy a cool beverage! The beautiful kitchen has had a complete remodel, with gorgeous granite counters, new cabinets and stainless steel appliances including built-in ovens and separate cooktop. There is a large eat-in area that has a built-in perfect for use as a hutch or buffet. The breakfast bar is an additional place for eating, entertaining here is a dream - the huge kitchen is a natural gathering place that opens to the great room. The stone, wood burning fireplace is a gorgeous focal point of the room, but does not distract from the views out onto the lake from the seating areas. There is a pretty pecky cypress wall that gives this room comfort - or make a warm and welcoming fire on a cold evening. The room has plenty of room for furniture, but also has a formal dining space, or use it as an extended great room. The triple sliding glass doors open all the way up and

