

## OVER 2/3 ACRE LOT with POOL home



\$ 575,000



11216 Country Hill Road, Clermont, FL 34711

- » Beds: 4 | Baths: 3 Full
- » Single Family | 2,611 ft<sup>2</sup> | Lot: 29,678 ft<sup>2</sup> (0.68 acres)
- » 4 bedroom 3 bath home with over 2,600 SF living area
- » Community with private boat ramp on Lake Crescent, part of the Clermont Chain of Lakes
- » Formal living and dining rooms plus large family room and breakfast nook
- » More Info: [11216CountryHill.com](http://11216CountryHill.com)



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POOL HOME ON OVER 2/3 ACRE LOT in Crescent Bay, a community in Clermont that has a private boat ramp on Lake Susan, part of the Clermont chain of lakes. This 4 bedroom, 3 bath home has very large rooms and an incredible floor plan. Walking in through the double front doors, you see past the formal living room that has 12' ceilings, a corner wood burning fireplace, through the set of double and set of triple sliding glass doors to the pool and massive backyard. The formal dining room has 10 foot ceilings and plenty of space for a large dining room set complete with hutches/buffets. The kitchen has a great center island work center and a corner pantry, stainless steel refrigerator plus a breakfast bar and breakfast nook. Relax in the morning with a cup of coffee and look out through the double sliders to that pool and backyard area. As the kitchen opens to the large family room, entertaining or every day living is easy to stay connected! Triple sliders from this family room afford additional views outside, plus access to the lanai and area for the BBQs you will be having over the holidays at your new home! Plenty of space for a sectional couch, and another wood burning fireplace is great for those cooler evenings - open up all your doors and let the hilltop breezes through the house! Fans over the covered lanai area and open patio space under the screened cage next to the pool. The master bedroom also has access to

