

## Gorgeous Pool home in gated community



\$ 1,199,900



17416 Magnolia Island Blvd, Clermont, FL 34711

- » Beds: 5 | Baths: 3 Full, 2 Half
- » MLS #: G5083500
- » Single Family | 3,121 ft<sup>2</sup> | Lot: 43,560 ft<sup>2</sup> (1 acres)
- » More Info: [17416MagnoliaIsland.com](http://17416MagnoliaIsland.com)



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GATED COMMUNITY living in Magnolia Island, a small neighborhood of similar and large lakefront homes, this custom POOL home has the primary bedroom downstairs plus a separate entrance to the 5th bedroom that would make an amazing in-law conversion, games room or home theater! The circular drive leads you up the walk to the rocking chair front porch where you can relax and take advantage of the cool breezes from the higher elevation/surrounding lakes. The updated, neutral color palette of the flooring through the main level of the home allows you to bring in nearly any furniture style. Large living room has the double sided, wood burning fireplace plus natural lighting from the double French doors that lead out onto the lanai/pool area. The formal dining room has chair rail, is off the kitchen w/granite counters and breakfast bar, built in ovens and nice closet pantry storage. The breakfast nook is a perfect place for morning coffee as the sun rises over your backyard and pool. Convenient half bath off the kitchen. The primary bedroom has the wood burning fireplace, some built in cabinetry w/granite top, tray ceiling, beautiful bathroom. The extensive tile on the walls complement the granite counters/glass vessel sinks and the custom cabinetry allows you plenty of storage. The glass enclosed shower has a gorgeous tiled wall, granite seat and power dual shower heads and wall mounted heads. Extra storage and shelving in

