

## GORGEOUS CUSTOM HOME directly on John's Lake



\$ 2,250,000



17305 Magnolia Island, Clermont, FL 34711

- » Beds: 7 | Baths: 5 Full
- » MLS #: G5066976
- » Single Family | 6,300 ft<sup>2</sup> | Lot: 58,254 ft<sup>2</sup> (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
- » More Info: [17305MagnoliaIsland.com](http://17305MagnoliaIsland.com)



**Dawn Giachetti Realtor**

(352) 874-2100 (cell)

(407) 233-1288 (e-fax)

[DawnGiachetti@gmail.com](mailto:DawnGiachetti@gmail.com)

<http://www.dawngiachetti.com/>

Premier Sotheby's International Realty

15430 County Road 565A

Suite C

Groveland, FL 34736

Gorgeous custom home on 2,500 plus acre Johns Lake! 1.3 acres of landscaped grounds, the rear yard is a masterpiece w/sitting areas on different terraced levels overlooking the lake. Perfect placement for 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 affords enough space for large 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 countertops, built-in, paneled refrigerator, dishwasher, plus gas cooktop and hood, built-in stainless steel ovens, and a huge island work center 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. There are several access points out onto this 88-foot-long screened lanai/balcony, including French doors off the master suite. Dual walk-in closets, jetted tub, walk-in shower with multiple heads, two vanities with granite countertops and beautiful cabinetry here as well. There is an additional on suite bedroom on the other side of the home that could easily be used as a second

