

## LAKEFRONT HOME ON ACREAGE



\$ 1,220,000



7956 Lake Nellie Rd, Clermont, FL 34714

- » Beds: 4 | Baths: 4 Full, 1 Half
- » MLS #: G5117463
- » Single Family | 3,617 ft<sup>2</sup>
- » Almost 5 acres with a custom home high on the hill overlooking the lake, sunrises, sunsets and rocket launches!
- » Total of 4 bedrooms 4.5 baths, One bedroom and full bath in the guest suite
- » More Info: 7956LakeNellie.com



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Imagine beginning each morning high above the shores of Lake Nellie, where gentle breezes move across nearly 5 private acres as the changing colors of the sky reflect across your own lakefront. Thoughtfully positioned at the top of the hill to capture the views, lake breezes, and bird watching this exceptional custom home offers a rare combination of acreage, privacy and waterfront living. A floating dock that meets your boating needs may be added to the dock. The recently dredged dock area and channel provides access to Lake Nellie. The lakefront portion of the property may also offer an extraordinary setting for a future in-law dwelling or private retreat, subject to approvals. Built to maximize both space and livability, the home offers a total of 3 bedrooms, 3.5 baths plus a guest suite/office with full bath and closet, and 3 additional flex rooms that can become private offices, den, reading/craft room or your creative space. High ceilings enhance the open atmosphere, while expansive porches areas maintain a constant connection to the surrounding acreage and lake. At the heart of the home is an impressive great room with coffered ceilings and fireplace, flowing effortlessly into the formal dining area and beautifully appointed kitchen. Quartz countertops, custom cabinetry, and an abundance of thoughtfully placed drawers provide exceptional storage. A five-burner Wolf gas range is positioned beneath a window

