

WHAT I LOVE ABOUT MY HOME – 11353 GRAND HARBOR BLVD.

1. Gorgeous nature: trees, grass, deer, birds, sky, clouds, sunshine, and stars
2. Huge windows across back of the house to showcase the view of the beautiful back yard
3. Entering the double doors and seeing the expansive view of the backyard
4. Open concept living area with soaring 11' ceilings
5. Beautiful, traditional red brick, single story, spacious rooms, very quiet
6. Relaxing and quiet in every room
7. New designer paint throughout, new linen curtains in living room, eat-in kitchen, master bedroom, and secondary bedroom, new lighting fixtures throughout
8. Premium, level 4 hail-impact-rated, Malarkey architectural shingle roof with Scotchguard algae preventative
9. Formal Dining Room seats 10-12, extra table leaves, (furnishings negotiable)
10. Privacy: no fences needed! Between 4-13 young deer graze both morning and evening
11. Quiet home office with French doors (room to convert to a bedroom, if needed)
12. Huge master bedroom suite with beautiful backyard view, walk-in closet, large soaking tub
13. Single story, 'in-law' floor plan; two en suite bathrooms on opposite sides of the home
14. New, KitchenAid, pro-style, stainless kitchen appliances, granite countertops, new hot water heater
15. Laundry room well located by kitchen, "guest suite," & garage entry
16. Floors: practical, easy care, neutral laminate, ceramic tile, and newly carpeted bedrooms
17. Double garage, long concrete driveway with multiple parking spaces for guests
18. Gorgeous quiet, lakefront, gated community with boat ramp / lake access, large park with walking trail, volleyball
19. Acclaimed Montgomery School District
20. Convenient location near Walden Golf & Tennis, Walden Yacht Club and Margaritaville Resort