

# POOL HOME with NO rear neighbors and 3 full baths!



\$ 265,000



1639 Nectarine Trail, Clermont, FL 34714

WEB: [1639Nectarine.com](http://1639Nectarine.com)

- » **Beds:** 3 | **Baths:** 3 Full
- » **MLS #:** G5023854
- » Single Family | 2,027 ft<sup>2</sup> | Lot: 9,095 ft<sup>2</sup>
- » Enjoy a flexible floor plan with formal living and dining rooms plus a large family room!
- » Paved pool deck and porch areas all screened as well as the rear view of no immediate neighbors!
- » Most of the major items have been replaced (2015 roof, hot water heater and all re-piped, 2016 ac, garage door opener, 2017 repainted exterior.
- » Community pool, playground plus basketball and tennis courts! HOA fees included in taxes, of only \$550 a year!

QR Code



**Dawn Giachetti**

**(352) 874-2100 (cell)**  
**(407) 233-1288 (e-fax)**  
CBDawnG@aol.com

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

**Premier Sotheby's International Realty**  
1766 E Highway 50  
Clermont, FL 34711

POOL HOME with NO rear neighbors and 3 full baths! Enjoy a flexible floor plan with formal living and dining rooms plus a large family room that opens to the screened rear pool area. The kitchen has plenty of cabinets and some newer appliances. Tons of counters including the breakfast bar. The breakfast nook overlooks the pool as well as the rear view of no immediate neighbors! The large retention pond and the high elevation of the home makes it a great view with breezes! Vaulted ceilings in the main areas of the home and ceiling fans in most rooms. Master suite has sliders out to the pool which gives you that great rear view from here as well. Paved pool deck and porch areas all screened. Master bathroom with dual vanities, a soaking garden tub and separate shower. Great access to a bathroom from the pool with the 3rd bathroom at the rear of the home. Inside laundry room with washer and dryer included! Most of the major items have been replaced (2015 roof, hot water heater and all re-piped, 2016 ac, garage door opener, 2017 repainted exterior. One owner, well maintained home in a community with easy access to Disney attractions, major roads and work centers. New shopping centers all nearby plus tons of restaurants and services. Community pool, playground plus basketball and tennis courts! HOA fees included in taxes, of only \$550 a year! Easy to see, can be sold with existing furnishings if desired. Please see the drone/interior video and make your plans to come see this home!

