



DALE SORENSEN  
REAL ESTATE INC.  
THE RIGHT MOVE

## *Fabulous Features 2102 Ladner Road NW*

Gorgeous custom home perfectly designed for Florida Living.

17.41 Acres in a central in-town location.

Custom Built in 1999 by Tom Brandon

2 story with Hardie Board siding

Oversized 2.5 Car garage with extra high ceilings and large doors

3,133 Sq. Ft. interior

4,980 Sq. Ft. total

### **Interior Features**

Engineered oak floors in main living areas

Carpeted Bedrooms

Two story foyer.

Formal Living Room comes complete with built in shelving/library

Dining Room with swing door to the kitchen

French Style Pocket Doors separate the living/library and family rooms

French Doors leading to the screened porch

Ceiling fans throughout (bedrooms, family room, library, office)

Built-in entertainment center in the family room

## **Kitchen and Living Features**

Open flow for entertaining

Kitchen has a large pantry and under the stairs storage

Kitchen has an additional full size oven and Samsung Refrigerator

## **Primary Suite (Main Floor) Features**

Ground-floor primary bedroom

Private access to screened porch via French Doors

En-suite bath with soaking tub, walk in shower, and double vanity

Large walk in closet

## **Additional Interior Spaces Features**

Bedroom #2 has a bathroom en suite on the main floor

Office/den on the main floor

Utility room with garage access and separate entrance

Half Bath with access to the screened porch.

## **Upstairs Features**

Two Bedrooms with window seats and large closets

Jack n Jill Bathroom with separate vanities

Attic access and additional storage

## **Exterior Features**

Southern-style covered front porch (~66' x 10') with Azek flooring

Screened rear porch

Extensive natural-style landscaping

Pond view

Designed for indoor/outdoor entertaining.

## **Systems and Construction**

All windows and doors have accordion style hurricane shutters

City water and septic system

Sprinkler system

Any further questions please call.

Disclaimer:

The above items were prepared by the homeowner of the property. The items represent the opinion of the owner.

The owner makes no claims regarding the veracity. The owner offers no certification or guarantees regarding these features.