



DALE SORENSEN  
REAL ESTATE INC.  
THE RIGHT MOVE

## *Fabulous Features 3639 Meadowlark Way*

Located in Prestigious Carriage Gate!

4 Bedrooms and 2 Baths with 3 Car Garage

Living Square Footage 2,589 sq ft

Total Square Footage 3,284 sq ft

Split Plan Home

CBS Block and Stucco Construction

Family room has sliders to screened patio, non-wood burning fireplace, mosaic trim around the entrance arches and tile floors.

Living room with tiled floors and updated LED lighting.

Kitchen wows with granite counters, 42" cabinets, breakfast bar and breakfast nook.

Formal dining room has wood laminate floors and easy access to the kitchen.

Formal living room has wood laminate floors.

Master suite is a terrific retreat with tile floors in the bathroom and new carpeting in the bedroom. Master closet with access in both the bedroom and bath. Step-in shower, Jacuzzi tub, and linen closet bring the spa-like feel to a new level

Bedrooms 2, 3, and 4 all have good sized closets, new carpet and are on the opposite side of the house from the master for extra privacy.

Guest bath has a tub/shower combo and access the pool and air-conditioned lanai.

Air-conditioned lanai has a wet bar and tiled floors.

Pool comes with a waterfall feature and barrier for children.

Laundry room offers GE washer and dryer as well as a utility sink.

3 car attached garage has lots of extra hanging storage, a utility sink, and a refrigerator.

Exterior include sprinklers in the front and back.

### Maintenance

Landscaping, pool, and pest are maintained by ~~the home owner~~ MAKO POOLS - MIKE ORTIZ

A/C is maintained by Florida Breeze

Plumbing by Accurate Plumbing.

ROOF + POOL SCREEN REPLACED 2023

NO TERMITE BOND

HOA is \$630 a year and includes Tennis Courts, Basketball Courts, Pavilion, Fishing, Kids Playground, and Beach.

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.