

# 234 Serenity Point Lane

## Property Information



### STUNNING, RARE RIVERFRONT ESTATE OFFERING THE ULTIMATE FLORIDA LIFESTYLE

#### HOME EXTERIOR AND FEATURES

- Concrete Block Construction
- Rock and Stucco Exterior
- Roof (shingle) - 2020
- Exterior Paint – 2020
- Lot Size- 1.65 acres
- Hurricane Rated Windows, Sliders, Exterior and Garage Doors
- Private asphalt entry road with circular driveway. Road is roughly 1500' long by 9' wide. Property width with road is 25' wide.
- AC – 2019, 10-year warranty, Serviced bi-annually.
- Plumbing – updated
- Hot Water Heater – 2016
- Gutters and Flood Lights surround home
- Programmable Irrigation serviced from well
- Generator Plug with concrete pad available by garage for a generator
- Septic tank in northside of front yard, pumped out and inspected regularly
- Whole home security (owned) – service monitored
- Ring Doorbell

#### - BACKYARD AMENITIES

- WATERFRONT
  - 147' of River frontage
  - 441' of Canal frontage

- Seawall updated – 2024
- Boat lift located in canal for protection
- Riverfront open-air thatched hut pavilion with swing
- Close to channel
  
- POOL
  - Resurfaced in 2017
  - Pool deck remodeled with Pavers and Lighting
  
- PAVILION
  - Metal Roof with Wood Ceiling and Fans
  - Genoavation Composite Decking
  - Full Summer Kitchen with Refrigerator, Power Burner and Blaze Grill
  - Jacuzzi
  - Mounted TV
  - Heated Outside Shower with designated hot water heater behind Pavillion
  
- PUTTING GREEN
  
- PICKLEBALL COURT
  - Turf and Paver Boarder
  
- FIREPIT AREA
  - Circular sitting area with paver
  - Buried but accessible gas tank
  
- COVERED PATIO
  - 6” beams and headers
  - Retractable Screens across the entire patio area
  - Bar area
  - Mount for TV
  
- LARGE SHED
  
- FENCED YARD (except on water sides)
  - Double Gates
  - 30 amp Plug for RV

## HOME INTERIOR FEATURES

- 2699 Sq Ft
- Living and Dining Areas, Family Room, Spacious Kitchen, 3 Bedrooms Plus Office, 2.5 Baths, Laundry Room, Oversized 2 car Garage (Flexible Living Space)
- Painted – March 2022, Sherman Williams Antique Wicker
- Versailles Laid Travertine flooring (multi-sized tile pattern)
- Smoke and Carbon Monoxide Detectors
  
- Architectural features include:
  - Custom Plantation Shutters throughout
  - Newer baseboards and Crown Molding
  - New Doors and Hardware

- GOURMET KITCHEN (Renovated in 2021)
  - o White Shaker Cabinets
  - o Coffee Station with Glass front overhead doors
  - o Farmhouse Style Sink
  - o Upgraded Quartz Countertops
  - o Italian Tile backsplash
  - o Bosch Refrigerator and Dishwasher, GE Profile Double Oven, and Drawer Microwave
  - o Beverage refrigerator
  - o Large island with seating
  - o Dual Tones
  - o Pull-out Drawers and Soft Close Cabinets
  - o Pendant, Under Cabinet and Canned Lighting
  
- DINING AREA
  - o Triple Sliders to Patio Area with motorized shades
  - o Adjacent to Kitchen
  
- LIVING ROOM
  - o Triple Sliders to Patio Area with motorized shades
  
- FAMILY ROOM
  - o Quadruple Barn Doors containing Bar Area with Quartz Countertops, Cabinet and under Cabinet Lighting, Wine Refrigerator and room for two Large Safes (Safes are negotiable)
  - o Corner wood burning Rock Fireplace with Wide Hearth and Mantle
  - o Large Ceiling Fan
  
- PRIMARY SUITE
  - o New Luxury Custom Closet added with dressers, shoe rack and Built-in safe
  - o French Doors to Patio
  - o Primary bath features Double sinks, Quartz countertops, Walk in-Glass Door Shower, new Faucets and Toilets
  - o Window heat protection added
  
- OFFICE
  - o With front yard view
  
- GARAGE
  - o Oversized Garage with 5' returns on each side
  - o Storm Door
  
- LAUNDRY ROOM – Washer, Dryer, storage and sink, pantry cabinet and exterior door

## VENDORS

- Slug-a-Bug for pest and lawn
- Conserva for irrigation (checked quarterly)
- Dittmer Air and Heat – serviced bi-annually
- ADT Security

## FRONT PARCELS

The owner of both one acre lots in front of this property has indicated that they are for sale if interested.