



1823 SPRUCE CREEK BOULEVARD
RIVERFRONT NATURE HOME IN SPRUCE CREEK FLY-IN

Presented by:



1823 SPRUCE CREEK BOULEVARD

RIVERFRONT NATURE HOME IN SPRUCE CREEK FLY-IN



Fantastic Opportunity to own one of the very rare Spruce Creek Fly-In Nature homes with frontage on the Creek. This roomy 4br 2ba brick home boasts a 2-car garage and an additional 33'x24' separate garage that can house several vehicles, boats or RVs.

Meticulously maintained and recently updated with new kitchen, appliances, hardwood and tile flooring throughout, new HVAC, roof, paint and much more. Energy-efficient double-pane thermal windows.

One-story split design, Pitched ceilings. Open kitchen with breakfast bar also offers views of the park-like yard and features plenty of natural light. Master suite His and Hers walk-in closets and Pella Hardwood sliding glass doors to the Lanai. Master w/dual vanities and showers. Wood-burning fireplace in the Family Room.

Screened Covered Lanai features a serene view of the private nature grounds. Follow the trail to the small dock on Spruce Creek and launch your canoe or just enjoy the fishing.



PROPERTY HIGHLIGHTS

- ✦ Living Area 2,546 sq. ft. (3,754 sq. ft. Total)
- ✦ 4 Bedrooms , 2 Baths, 2-car Garage
- ✦ Brick Construction, Riverfront
- ✦ Screened Lanai
- ✦ Additional 33x24 RV/Boat/Toy Garage

ABOUT THE SPRUCE CREEK FLY-IN...

The Spruce Creek Fly-in Community is the world's most famous residential airport. With a 4,000 ft lighted runway and a GPS approach, the private airport at the center of the community (7FL6) can accommodate anything from a Stearman to a Gulfstream. Originally a Navy airfield during WWII, it evolved into the world's largest residential fly-in community. Today, almost 5,000 residents, 1,300 homes and 700 hangars share a unique life in this private gated village. The first thing a visitor sees after driving through the security gates is a sign that summarizes the spirit of this community:



- ✦ Six Miles from the Atlantic Ocean and Beaches
- ✦ 4,000-ft Hard-Surfaced Runway
- ✦ Runway Lights and GPS Approach
- ✦ Country Club, Championship Golf Course
- ✦ Private Security

"Caution children and adults at play". A championship golf course and Country Club and 24-hr patrolled security complements the safety, privacy and enjoyment of our residents. Learn more about Spruce Creek at 7FL6.com and SpruceCreekJournal.com



Carlos E. Bravo
386-788-1988
carlos@flyinrealty.com



Spruce Creek • Caracas • Madrid • Orlando • Key Biscayne

www.FlyinRealty.com