



1872 Silver Fern Dr. Golf Course Villa Spruce Creek Fly-In, Florida

Carefree, open floor plan, energy-efficient villa overlooking the Spruce Creek Golf Course. Two bedrooms, two baths; ideal size for a comfortable Spruce Creek *Pied-à-Terre* or investment. The sunken living room boasts a large fireplace and sliding doors to the golf course. Gorgeous views of the fairways from the Living Room, Dining Room, Master Bedroom and Patio. Formal dining room area plus breakfast nook in kitchen. Sliding glass doors to rear patio deck from Living Room. Skylights to bring natural lighting. Additional private patio in the front with sliding doors access from the kitchen includes a landscaped area with flowers and tropical foliage.

Two car garage. Appliances included. Also available furnished turnkey. Vacant and ready for immediate sale.

This is a unique opportunity to purchase a prized golf course condo in Spruce Creek at a cost not seen in many years.



Presented by:





Golf Course Villa in The Glens at Spruce Creek

Located right on the 8th tee of the Spruce Creek Golf Course. A perfect setting for seasonal visits to the Daytona Beach area for the many special events such as: Bike Week, Turkey Run, Daytona 500 NASCAR Races, or just a relaxing worry-free vacation.

Glens' COA covers Exterior Paint, Insurance, Roof, Common Grounds, Lawn care, Termite protection. Spruce Creek annual POA fee includes 24-hour security, maintenance of airport, taxiways, streets, parks & common areas.

PROPERTY HIGHLIGHTS

- ✈ Living Area 1,379 sq.ft.
- ✈ 2 Bedrooms, 2 Baths
- ✈ On the Golf Course
- ✈ Sunken Living Room
- ✈ Open Design
- ✈ 2-Car 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: "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



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- ✈ 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



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