



1925 GOLDENROD WAY
SPRUCE CREEK FLY-IN, FLORIDA

EXQUISITE FULLY RENOVATED GOLF VILLA
Presented by:





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1925 GOLDENROD WAY

SPRUCE CREEK FLY-IN, FLORIDA



Without Question, The newest and most luxurious Villa in the world-famous Spruce Creek Fly-In after a six-figures no-expense-spared professional renovation. Move in to a new home, lavishly modernized with Best of Breed Materials, Equipment and Appliances. This Palatial Villa was built in the best location of the development with a commanding view of the Spruce Creek Golf Course and the local wildlife.

Enter through the New Fiberglass Doors with privacy inlaid glasswork into the foyer with Travertine marble floors and inlaid natural stone mosaic tile work.

The new custom Gourmet Kitchen features Travertine floors. Impressive granite countertops with granite backsplash opening to the Breakfast area. The high Grade cabinets workmanship include dovetail construction and solid wood doors finished in red mahogany for that luxurious touch. Tall (42") wall cabinetry, glass doors, under-cabinet accent lighting, Kohler Lifetime Fixtures and brand new GE Cafe Appliances complement this dream kitchen.

Majestic Family Room with solid Bamboo flooring and panoramic windows overlooking the golf course grounds. New solid Bamboo Floors in the Living Room. New light fixtures throughout. New solid Doors, Hardware, water heater, appliances, etc. No area was overlooked. Newer Carrier HVAC, New Paint, Kohler lifetime fixtures throughout the baths and superb workmanship.

Three bedrooms appointed with New solid Bamboo Floors. The Master suite has His and Hers walk-in closets complete with Bamboo flooring, one of which can be turned into an office. Large balcony is accessed though French glass fiberglass door with sealed privacy blinds and offers a commanding view of the lake, golf course and natural forest. Master Bath complete with frameless heavy glass doors and Travertine shower, including inlaid mosaic natural stone. Guest Bath features travertine and inlaid natural stone mosaics, Kohler glass doors, Kohler Tub.



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SPRUCE CREEK FLY-IN, FLORIDA

EXQUISITE FULLY RENOVATED GOLF VILLA ON THE SPRUCE CREEK GOLF COURSE



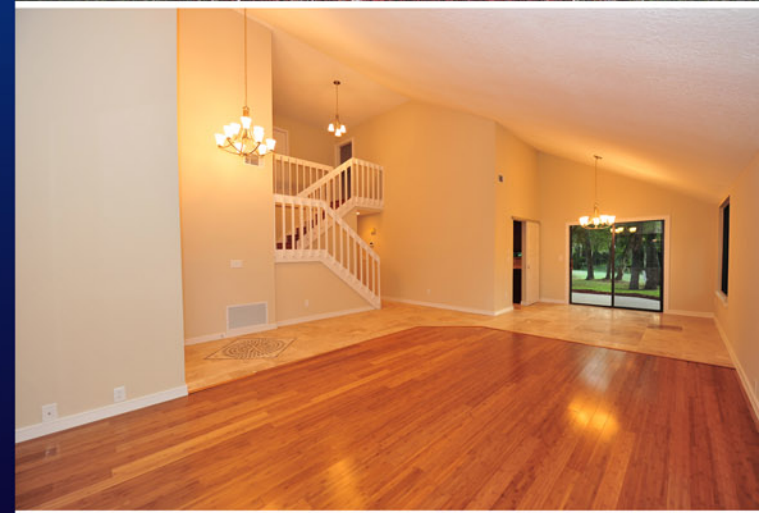
End Unit in a Large cul-de-sac lot with extensive landscaping and tropical foliage. Several mature trees provide shade and coolness. Two car garage, freshly painted. Ideal size for a comfortable and carefree Spruce Creek *Pied-à-terre* or investment.

Modern 36" height vanities and Granite Tops in all bathrooms. Skylights bring natural lighting.

Private outdoor patio perfect for that Summer Bar-B-Q with gorgeous views of the Golf Course. Glass Sliding doors access from the Dining Room and Family Room

This is a unique opportunity to purchase the best and newest condo in Spruce Creek at a cost not seen in many years.

PRICE UPON REQUEST



PROPERTY HIGHLIGHTS

- ✈ Living Area 2,000 sq.ft. (2,700+ sq.ft. Total)
- ✈ 3 Bedrooms, 2½ Baths, 2-car Garage
- ✈ Private Balcony off Master Bedroom
- ✈ On the Spruce Creek Golf Course

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



- ✈ 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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