



2010 SOUTHCREEK BOULEVARD
SPRUCE CREEK FLY-IN, FLORIDA

EXQUISITE MEDITERRANEAN COURTYARD ESTATE
Presented by:



2010 SOUTHCREEK BOULEVARD

SPRUCE CREEK FLY-IN, FLORIDA



Architectural Poetry comes alive in this magnificent Spruce Creek Golf Course Mediterranean Estate in Bella Vista. One of the Most sumptuous estates in the Spruce Creek Fly-In, this home will leave you speechless. Built with best-of-breed materials with no expenses spared and professionally designed for upscale entertainment, this home is an outstanding example of craftsmanship, luxury and comfort. From the granite countertops of the custom gourmet kitchen to the tile work and accent lighting, the professionally-designed landscaping with palm trees and tropical foliage and the gorgeous expansive views of the private manicured grounds and lake, to the remote controlled entry gate, this home eclipses the most exclusive villa resorts of Italy.

Imagine your visitors' delight the first time they step through your cast iron front gates, enter into your courtyard and pool recreation area, and realize they are still outside in your personal, private oasis!. Custom pool with dramatic computer-controlled lighting and spa waterfall. The Custom Summer Kitchen and bar alone is a designer's masterpiece .

Inside, the main home features an open design with porcelain tile floors, an exquisite Mediterranean decor and plenty of privacy for entertaining. 12-foot ceilings, crown moldings, tray ceilings throughout. The Dining Room features porcelain floors and romantic chandelier lighting. The Living Room features a wine pub and granite wet bar complete with ice maker. Family room with gas fireplace and views of the courtyard pool area offers architectural details and built-ins.

The Gourmet Kitchen offers custom cabinetry with crown moldings, granite countertops, commercial grade GE Monogram appliances, including gas range with 4 burners, grill, griddle and two ovens, custom range hood, microwave/convection oven & center island with warming drawer. A granite-topped breakfast bar also offers views of the pool and courtyard. Separate Butler's pantry.

Separate Guest Cottage for those friends or family who need their own space, includes a sitting area, full bathroom and has direct access to the courtyard pool area.





All offerings subject to errors, omissions, prior sale, changes or withdrawals without notice.
© Copyright 2011 Karlhaus LLC. All Rights Reserved.

2010 SOUTHCREEK BOULEVARD

SPRUCE CREEK FLY-IN, FLORIDA

EXQUISITE MEDITERRANEAN COURTYARD ESTATE ON THE SPRUCE CREEK GOLF COURSE



Master suite offers a commanding view and access to the Courtyard. Palatial closet with extensive custom cabinetry. The Master bath features his and hers vanities and separate Italian whirlpool tub and a glass-enclosed shower. faux painting throughout.

Built-in vacuum system, Hi-Fi music system throughout the home, security system, custom painted art murals, plantation shutters, remote control security gates. Three-car garage with attic storage space. Inside laundry room. Sprinkler System with private deep well. The rear of the home features views of the Spruce Creek Golf Course and lakes. Safe room with reinforced walls. The grounds include a gas fire pit and tiled sitting area offering sunset views framed by the lake. The very large lot allows further expansion. Blueprints available for a garage and living area expansion.



PROPERTY HIGHLIGHTS

- ✦ Living Area 4,000 sq.ft. (7,000+ sq.ft. Total)
- ✦ 4 Bedrooms, 3½ Baths
- ✦ Concrete Block Construction, Tile Roof
- ✦ Courtyard Swimming Pool, Summer Kitchen
- ✦ Built by Johnson Group

This professionally-decorated home could also be purchased furnished for a turn-key Spruce Creek Pied-à-terre.
PRICE UPON REQUEST

ABOUT THE SPRUCE CREEK FLY-IN...

The Spruce Creek Fly-in Community is the world's most famous residential airpark. 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



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



Spruce Creek • Orlando • Caracas • Madrid • Key Biscayne

www.FlyinRealty.com

All offerings subject to errors, omissions, prior sale, changes or withdrawals without notice.
© Copyright 2011 Karlhaus LLC. All Rights Reserved.

