



**3100 WATERWAY PLACE**  
POOL HOME IN ISLANDS OF THE RESERVE AT SPRUCE CREEK FLY-IN

Presented by:





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Located in *The Islands of The Reserve* section of the world famous Spruce Creek Fly-In, this hardly lived-in pool home was used by the owners as a vacation pad and shows like new.

Extensive professional landscaping with tropical foliage and palm trees greet the visitor. Inside, this solid concrete block home features an open design with ceramic tile floors, a neutral decor and plenty of privacy for entertaining.

Screened Lanai with plenty of space for outside dining features a custom pool with dramatic lighting and waterfalls, complete with separate spa. The Lanai offers a partial view of a beautiful lake.

Great room with views of the pool area through glass sliding doors offers architectural details, built-ins and tray ceilings. The open kitchen with separate breakfast room and bar also offers views of the pool through seamless corner windows. Also available furnished.



## PROPERTY HIGHLIGHTS

- ✦ Living Area 1,779 sq.ft. (2,514 sq.ft. Total)
- ✦ 3 Bedrooms, 2 Baths
- ✦ Concrete Block Construction
- ✦ Swimming Pool, Spa, Screened Lanai
- ✦ Paytas Builders Renaissance Model

## 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](http://7FL6.com) and [SpruceCreekJournal.com](http://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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