



**3126 SPRUCE CREEK BOULEVARD**  
SPRUCE CREEK FLY-IN, FLORIDA

**MAGNIFICENT MEDITERRANEAN COURTYARD ESTATE**  
Presented by:



# 3126 SPRUCE CREEK 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, 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 lighting and rock waterfall. The Custom Summer Kitchen and bar alone is a designer's masterpiece complete with commercial grade stainless steel appliances, granite tops, and stacked rocks finish. An Italian cafe awning complements the ambiance.

Inside, the main home features an open design with porcelain tile floors, an exquisite Mediterranean decor and plenty of privacy for entertaining. 14-foot ceilings, crown moldings, tray ceilings throughout. The Dining Room features inlaid marble & porcelain floors and romantic chandelier lighting. The Living Room includes a 14" natural stone fireplace & granite wet bar. Family room with views of the courtyard pool area offers architectural details and built-ins.

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





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## MAGNIFICENT MEDITERRANEAN COURTYARD ESTATE



The Billiard Room offers inlaid wood and porcelain tile floors, has custom shelving with slate-accented walls and wood beam ceilings and multiple architectural details. It opens to the courtyard via glass sliding doors. Wood paneled Library exquisitely finished with matching hardwood floors and built-in shelves. Gym can be converted back to an additional bedroom or butler's quarters.

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.

Master suite has its own fireplace and offers a commanding view and access to the Courtyard. Palatial closet with extensive custom cabinetry fit for a king and his queen. The Master bath features his and hers vanities and separate Roman tub and a walk-thru dual shower, framed by an Italian chandelier.

PRICE UPON REQUEST



### PROPERTY HIGHLIGHTS

- ✦ Living Area 5,231 sq.ft. (7,722 sq.ft. Total)
- ✦ 4 Bedrooms, 3½ Baths
- ✦ Concrete Block Construction
- ✦ Courtyard Swimming Pool, Summer Kitchen
- ✦ Built by Johnson Group

### 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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