



FREDERICA REALTY

HOME SITE 275 ~ 1241 PIKES BLUFF ROAD

LAKEFRONT HOME



1241 PIKES BLUFF ROAD

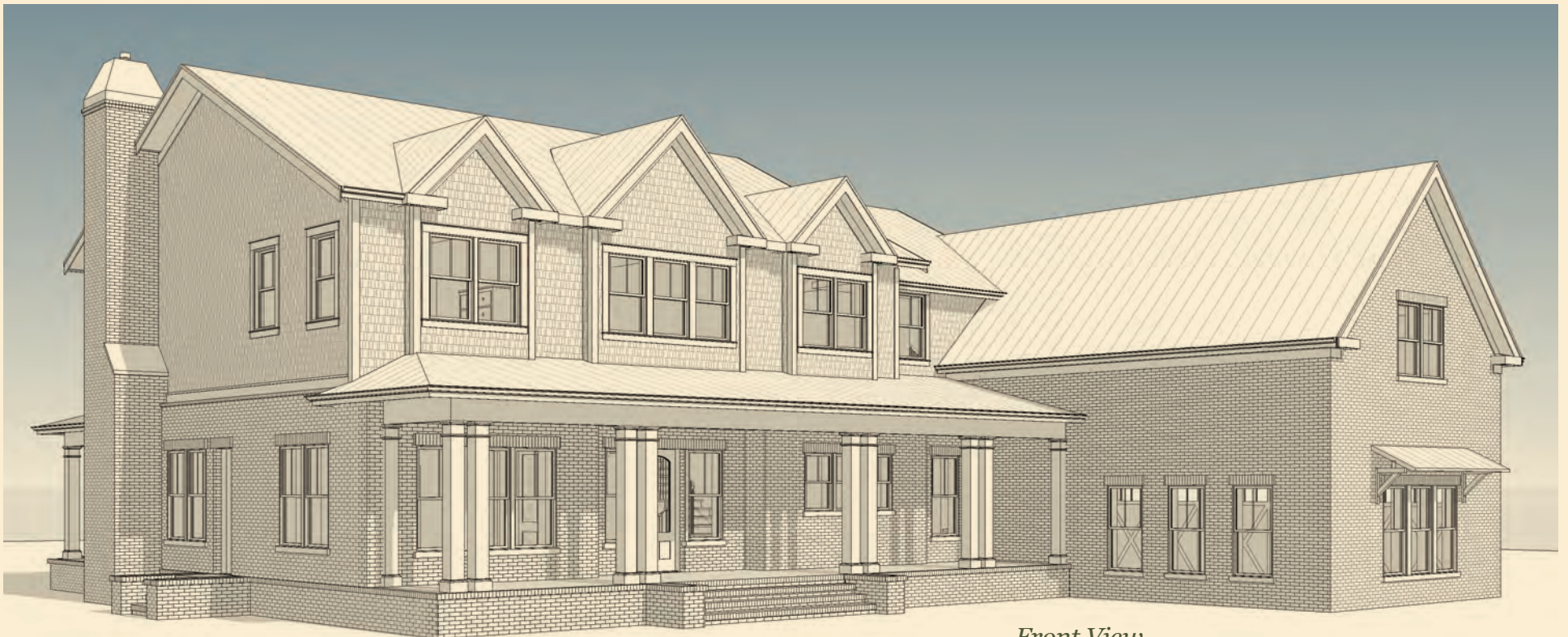
Lakefront Home

Designed by Terminus Design Group

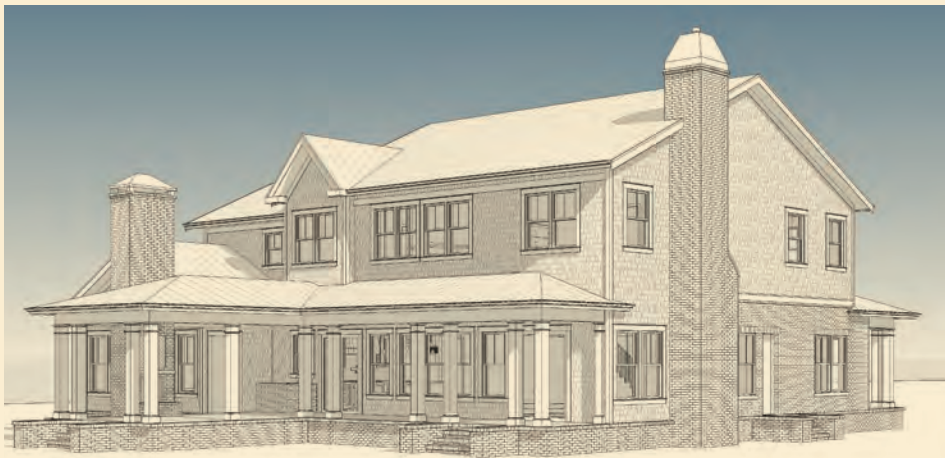
Constructed by Flanagan Development

This cape style home offers a lowcountry flair with many classic elements of these coastal homes. The grand foyer and sweeping lake views with floor to ceiling windows beckon you to the spectacular Frederica Lake setting. The covered front porch with gas lanterns sweeps the front of the home adding another space to welcome guests or wind down your day. Open floor plan with tall ceilings and thoughtful details such as summer kitchens, butler's

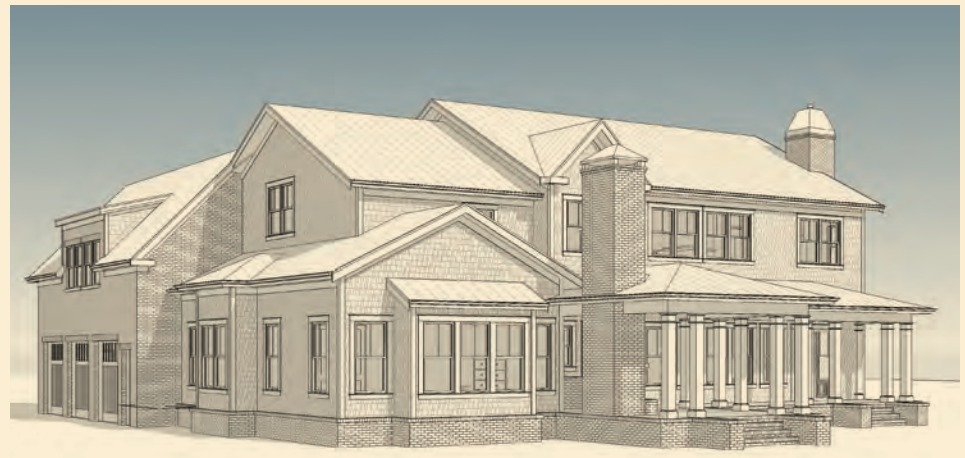
pantry and grand master suite provide all the touches of a truly custom home. First floor master, first floor study or formal dining room and large screened terrace allow for one story living. Two of the 3 second floor guest rooms offer a study space for a "work from home" ease for both family and guest. Three car garage, upstairs family room, future bonus space and many more details throughout.



Front View



Side View



Rear View

• *Features* •

- *4,549 heated square feet*
- *769 square foot unfinished bonus room*
- *Generous 1-acre oak lined home site*
- *26 gauge standing seam metal roof in dark bronze*
- *Fiber cement solid shake siding*
- *Old Savannah Cherokee Brick veneer exterior walls*
- *4 bedrooms, 4 full baths, 2 half bath*
- *Great room with fireplace and built-in cabinetry*
- *First floor master bedroom*
- *First floor guest suite, study or formal dining room*
- *Open gourmet kitchen with breakfast area*
- *Top-of-the-line appliances including Wolf gas range and Sub-Zero refrigerator*
- *Large walk-in pantry*
- *Large mudroom with built-in cabinetry*
- *Large laundry room with sink and plenty of storage*
- *Timber framed screened porch with wood burning fireplace, built in BBQ and vaulted ceilings*
- *Pool*
- *3 second story guest suites*
- *Second story gathering/TV room*
- *12 foot ceilings throughout the first floor*
- *All closets offer wood shelving*
- *Pre-wired for security system throughout the home*
- *Pre-wired for custom speakers in the master bedroom, screened porch, kitchen, and upstairs office*
- *3 car garage with carriage style doors*
- *3 Trane 17 Seer variable speed air conditioning systems*
- *Sawgrass Hills engineered 8" wide staggered length white oak floor in "Santa Monica"*
- *Lutron low voltage circuits to control living, kitchen, dining and master suite*
- *Pre-wire for alarm system with two keypads including water sensors and carbon monoxide detection*
- *Three exterior cameras and video doorbell*
- *JELD-WEN Sitaline Auralast windows and doors*
- *Well for irrigation*



FREDERICA REALTY

150 Frederica Stables Drive • St. Simons Island, GA 31522 • 912-634-1500 • FredericaLiving.com



This material is based upon information which we consider reliable, since it has been supplied by third parties, we cannot represent that information is accurate or complete. Therefore, it should not be relied upon as such. This offering is subject to errors, omissions, and changes including price or withdrawal without notice. If your property is listed with a real estate broker, it is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.