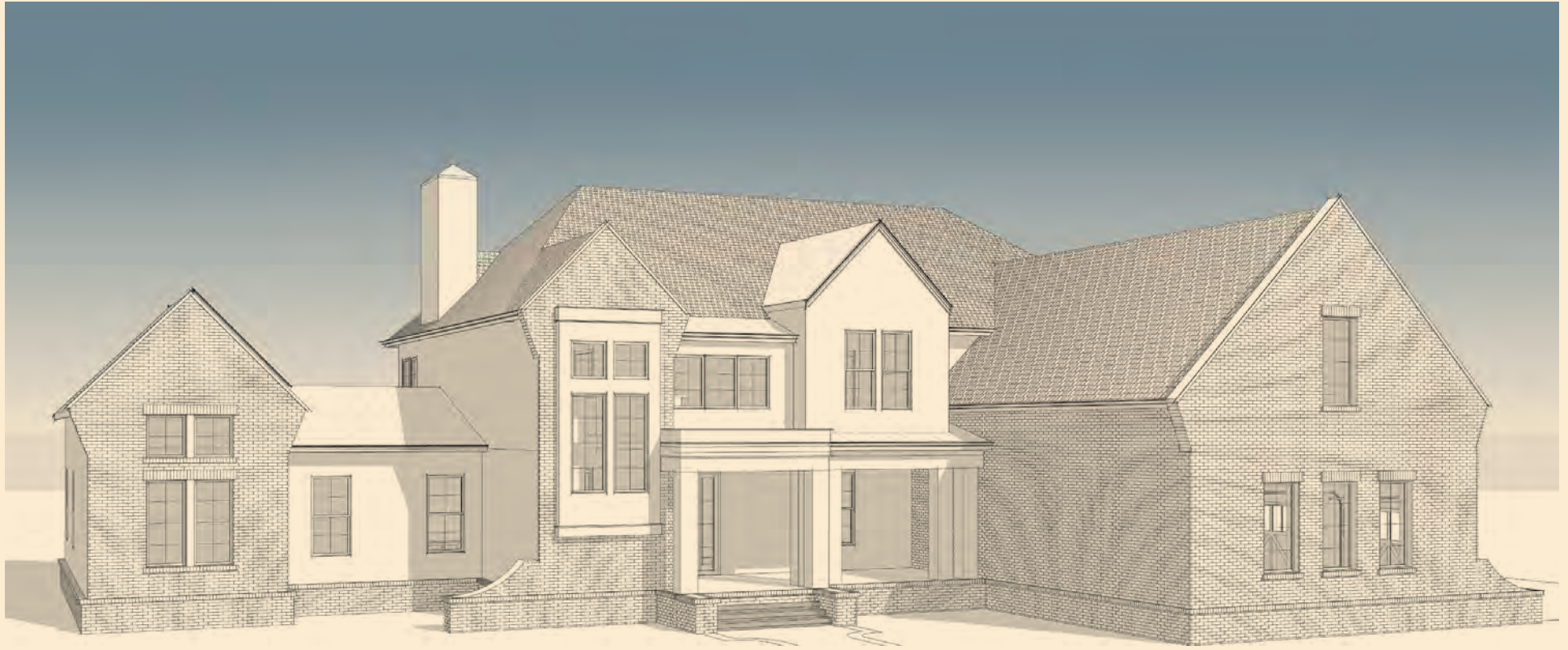




FREDERICA REALTY

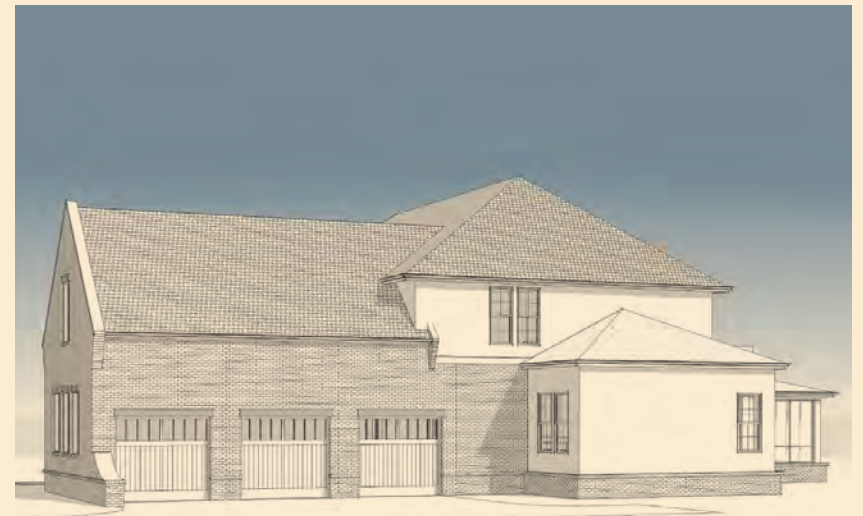
HOME SITE 62 ~ 272 SAINT ANNIE'S LANE
GOLF COURSE HOME



Front View



Rear View



Right Side View



272 SAINT ANNIE'S LANE
Golf Course Home
Designed by Terminus Design Group
Constructed by Flanagan Development

This beautiful golf course home offers all the serenity of a private setting with an oak canopy. A blend of painted brick and stucco with a transitional style that gives a nod to a traditional manor home with the modern elements of gracious ceilings heights and floor to ceiling windows. The living and dining room feature a two story height ceiling, floor to ceiling windows and doors, fireplace and built-in bookcases. The chef's kitchen offers a seated island as well as a working island for casual entertaining with top of the line appliances, large walk-in pantry, and wet bar all overlooking the screen porch.

A first-floor master and guest suite or study offer one story living. The master suite is its own retreat tucked away from the main living areas. The second floor features a bonus room and two upstairs guest suites with large walk-in closets, en-suite baths and abundant attic storage. The timber framed screened porch is the perfect spot for entertaining or winding down the day by a cozy fire. Situated to allow for an optional pool, this home is located on the 4th fairway of the Frederica Golf Course.


• Features •

- 4,672 heated square feet
- 3,140 heated square feet on the main level
- 1,532 heated square feet on the second floor
- 2.1 - Acre oak lined golf course home site
- DaVinci Roofscapes Synthetic cedar shake roof
- Gray standing seam metal roof accents
- Painted brick and stucco exterior
- 4 bedrooms, 4 full baths, 1 half bath
- Great room and dining room offer two story ceiling, fireplace and built-in cabinetry
- First floor master bedroom
- First floor guest suite/study
- Open gourmet kitchen with two center islands
- Top-of-the-line appliances including Wolf gas cooktop, Thermador ovens and Sub-Zero refrigerator/freezer
- Large walk-in pantry
- Large mudroom with built-in cabinetry
- Large laundry room with sink and plenty of storage
- Timber framed screened porch with vaulted ceiling, summer kitchen with built-in gas grill and a masonry fireplace
- 10-foot ceilings through the first floor
- 9-foot ceilings throughout the second floor
- Gas lanterns on the front porch
- 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 18-Seer variable speed air conditioning systems
- High end engineered wood flooring throughout home except for bathrooms
- Jeld-Wen Sitrine aluminum clad windows and doors in Smoke finish
- Mahogany front door
- Deep well for irrigation



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