



FREDERICA REALTY

HOME SITE 161 ~ 54 HATTON LANE
LAKERONT HOME





54 HATTON LANE

Lakefront Home

This Frederica home is reminiscent of the manor houses of days gone by tucked into a beautiful live oak canopy featuring stone accents, arched windows, impressive roof lines and even a Porte-corchere that connects the main home to an additional two car garage. This two plus acre property offers wonderful lake views with over 310 feet of frontage, a beautiful lawn that blends into the natural surroundings and a dock for fishing or enjoying the over 400-acre Frederica Lake by boat. This home has a rustic but formal feel with a grand entry, generous open living spaces, two story great room and floor to ceiling windows and doors allowing wonderful light throughout.

The great room features two story vaulted ceilings, architectural beams, floor to ceiling windows allowing wonderful light throughout with a wet bar and conditioned wine room. The gourmet kitchen is open to the great room and stunning dining room. The kitchen features top of the line appliances, center island, with a well-appointed butler's pantry that allows for a second "working" kitchen. The working kitchen features a sink, second dishwasher, double oven, and refrigerator. The rear hall features wood paneled walls, a generous laundry room with dog room, elevator, large mudroom, and plenty of storage.

The expansive screen terrace is an extension of the home offering over 1,200 square feet with additional living and dining, a stately stone fireplace, full summer kitchen with built in gas BBQ, and center island with phantom screens and beamed ceilings. The pool and spa along with expansive covered terrace overlook the perfectly manicured lawn and lake views. Adjacent pool bath and dog run along with complete fencing on the rear of the property.

Master retreat offers a separate porch overlooking the lake, office, exercise room, vaulted ceiling, his and hers closets and a spa like bath with garden tub and seated vanity. Three generous guest suites upstairs each featuring lake views, as well as an upstairs laundry room. The media room/recreation room is a wonderful spot to gather with family and friends and features a half bath and lots of storage.

The full guest retreat complete with a rear stair case and access to the elevator features a living area, kitchenette, full bath, walk in closet and large guest bedroom offers complete privacy.

This smart house features a Lutron lighting system, Sonos sound system through the home, 4 car garage, and tons of custom features throughout. Plentiful spaces for art collections with high ceilings and bountiful light throughout the home. A must see!

Features

- 7,926 Heated square feet
- 1,569 square feet of porches
- Lakefront home site
- 2.3 Acres with over 320 feet of lake frontage
- Beautiful Live Oak canopy
- 5 bedrooms, 5 full and 3 half baths
- 4 car garage
- Random width oak flooring throughout the home
- Marble flooring and counter tops in all the full bathrooms
- Quartz counter tops in laundry and summer kitchen
- First floor master suite
- Grand stair foyer features custom staircase
- The office offers built-in bookcases, wood paneled walls, and lake views
- Custom lighting throughout including smart house and Lutron system
- Full house generator
- Heated saltwater pool and spa
- Built in dock that is inset to the property
- Well for irrigation
- Water softener
- Driveway columns with gas lanterns
- 4 car garage features a wall storage system
- Porte-cochere
- Ludowici tile roof
- Decorative metal fence in the rear of the property
- Separate dog run offers artificial turf
- Elevator



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



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