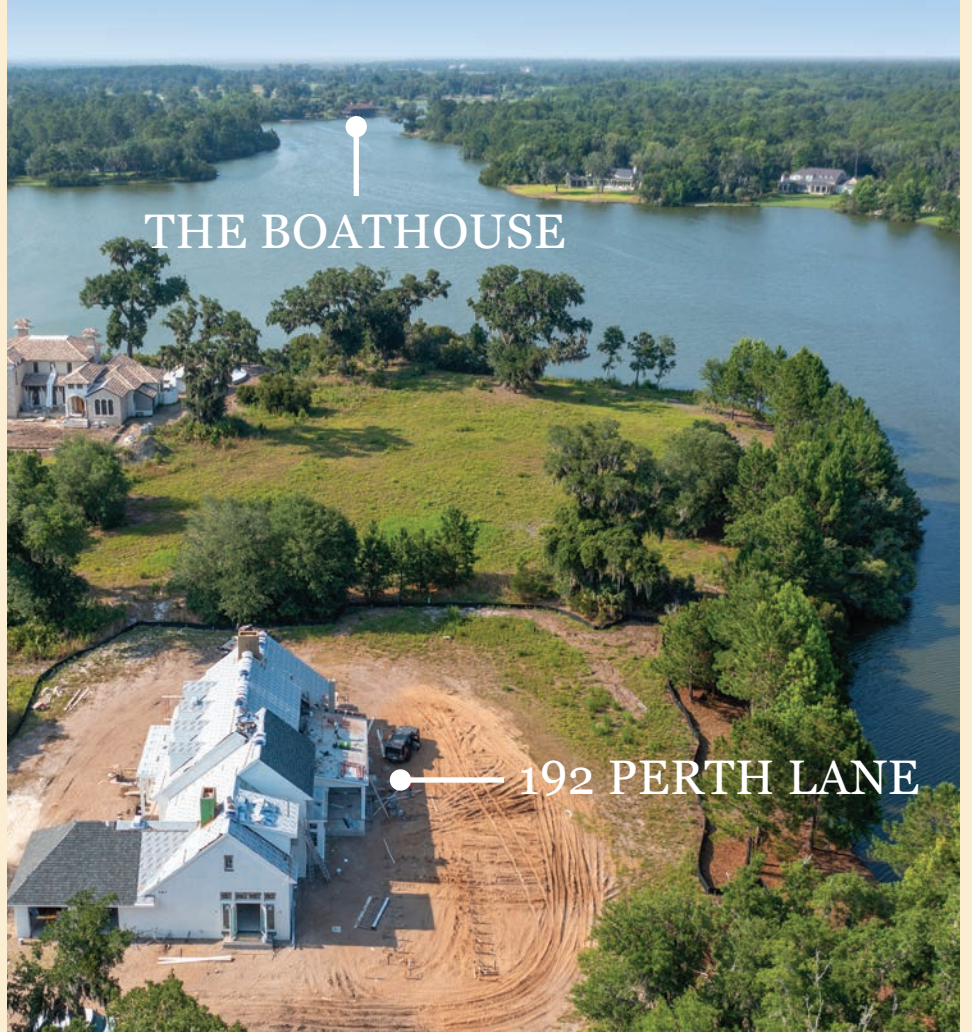




FREDERICA REALTY

HOME SITE 180 ~ 192 PERTH LANE
LAKERONT HOME





192 PERTH LANE

Lakefront Home

Lowcountry charm greets you with the sweeping front shade porch of this Southern-style home nestled on over 1.7 acres with quiet lake vistas. This home offers an open floor plan with generous living spaces in a serene lakefront setting. With abundant floor to ceiling windows and doors, as well as large porches to capture cool breezes, this home mimics the deep south. Simple with elegance and grace.

As you enter this home, the combined great room and dining offers a grand yet casual feel. Along with beamed ceilings, a full bar, and fireplace this space flows into to the rear screened porch and offers an easy flow for living and entertaining. The full bar features wine storage, refrigerator drawers, an ice maker, and a sink. The gourmet kitchen opens to the great room and features top of the line appliances, custom cabinets, a center island, a breakfast room, and a well-appointed butler's pantry that allows for a second "working" kitchen complete with a second dishwasher, microwave,

appliance storage, and abundant cabinet space. A sitting room off the kitchen is the perfect spot for families to unwind from the day together complete with a fireplace and cabana bath.

The screened porch allows for great breezes coming off the lake and will surely be the favorite room in the home for entertaining. Featuring over 770 square feet, beamed ceiling, brick flooring, and a wood burning fireplace the porch overlooks the beautiful pool, terrace, and lake beyond. The master suite is located on the main living level and offers the utmost privacy along with one level living.

This home's architectural lineage is a grand testament to the distinct Lowcountry lifestyle. Custom details and finishes throughout. Built by Brent Anderson and designed by Josh Youngner, this home is scheduled for completion in September 2023.

Features

- 5,785 square feet
- 1.7 acres
- 274 feet of lake frontage
- Painted brick exterior
- Painted Soldier Brick header for windows and doors
- Grand Manor asphalt shingles in slate gray
- Accent roof – pre-weathered Galvalume by Sheffield Metals
- Four bedrooms, five ½ baths
- Great room with fireplace and dining combined
- Wet Bar
- Eat-in kitchen
- Butler's pantry/working kitchen
- Downstairs family room with fireplace
- Pool bath with shower
- Mudroom
- Generous laundry room
- Large screened porch with fireplace
- First floor master
- Three guest suites upstairs
- Upstairs family room
- First floor windows feature transoms
- 12-foot ceilings throughout the first floor
- Oak flooring throughout the home
- Custom cabinets throughout by Kitchens by Design
- Built-in speakers
- Quartz counter tops throughout
- Jeld-Wen window and doors
- Three masonry fireplaces with full chimneys
- Pre-wired for a generator
- 2 Car garage with carriage style garage doors
- Heated saltwater pool
- Well for irrigation
- Paver motor court and driveway with aggregate entry drive



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