



FREDERICA REALTY

HOME SITE 254 ~ 23 BRACKLIN COURT





## 23 BRACKLIN COURT ~ HOME SITE 254

- 3,551 Square feet
- .51 Acres
- 4 Bedrooms, 4 full baths and 1 half bath

*This home is located in Alford Lane, a tasteful enclave of homes that blend seamlessly into the pristine natural setting at Frederica. This neighborhood offers access to a shared common area with a fire pit, a community dock and access to all of the Frederica Golf Club's amenities through membership.*

*This wonderful lakefront home has been thoughtfully designed with every detail. A Lowcountry design with a large front porch, slate terrace floors, and wood beam columns welcome you into this beautiful home. This open floor plan is overflowing with ambiance and unites comfortable simplicity with luxurious detail. From the family room with deep coffered ceiling, to the light filled study, the interior is charming and functional. Delightful outdoor spaces include a large terrace with phantom screens that raise and lower to allow for year-round use adjacent to the inviting covered porch with a beautiful stone fireplace overlooking the pool, spa, and lake beyond. A summer kitchen on the pool deck with a built-in green egg grill and refrigerator allow for wonderful outdoor entertaining. The main level master suite offers a private retreat and the first-floor guest room is thoughtfully situated on the opposite side of the home. In addition, there are two large upstairs guest suites with luxurious finishes.*







## Features

- Pool, Spa, and Decking
- Lakefront
- Built in 2013
- Cedar Shake Roof
- .51 Acre Home Site
- First Floor Guest Suite
- 3,551 Heated Square Feet
- First Floor Master Bedroom
- Built-in Desk and Cabinetry in the Kitchen
- Double Sliders to Porch
- Spray Foam Insulation and Additional Insulation in Interior Walls
- Tennessee Stone for Fireplace and Water Table
- Large Terrace with Screened Porch and Covered Porch
- Skylights on Terrace





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