FREDERICA REALTY

# Home Site 156 ~ 258 Pike's Bluff Drive

## Lakefront Home

*Rear View*

*Left Side View*

*Right Side View*

## 258 PIKE'S BLUFF DRIVE

*Lakefront Home*

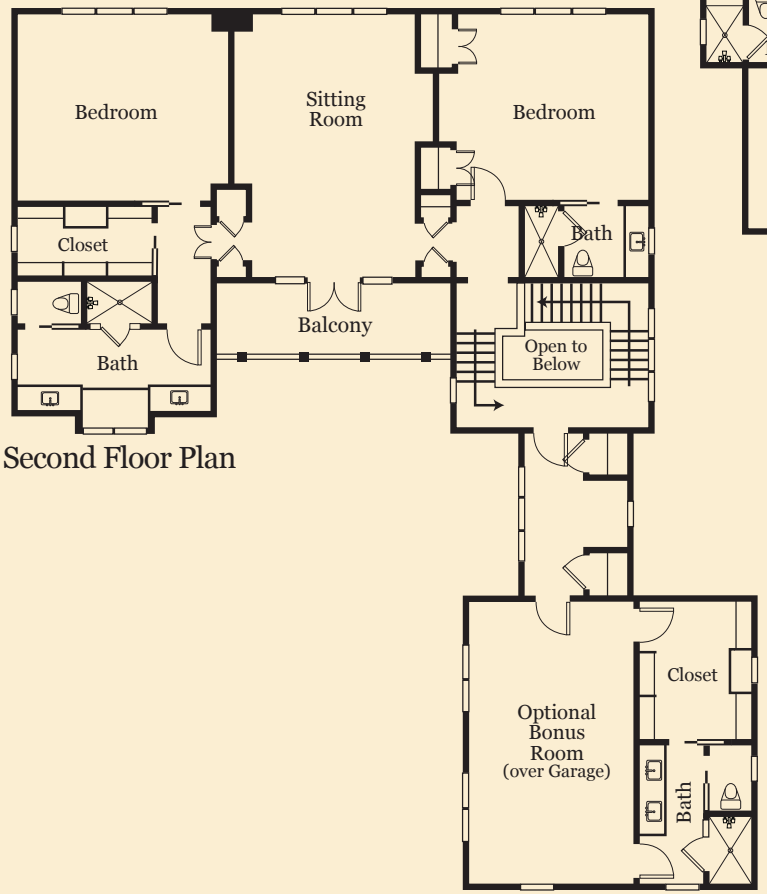
*Designed by Josh Youngner*

*Constructed by Flanagan Development*

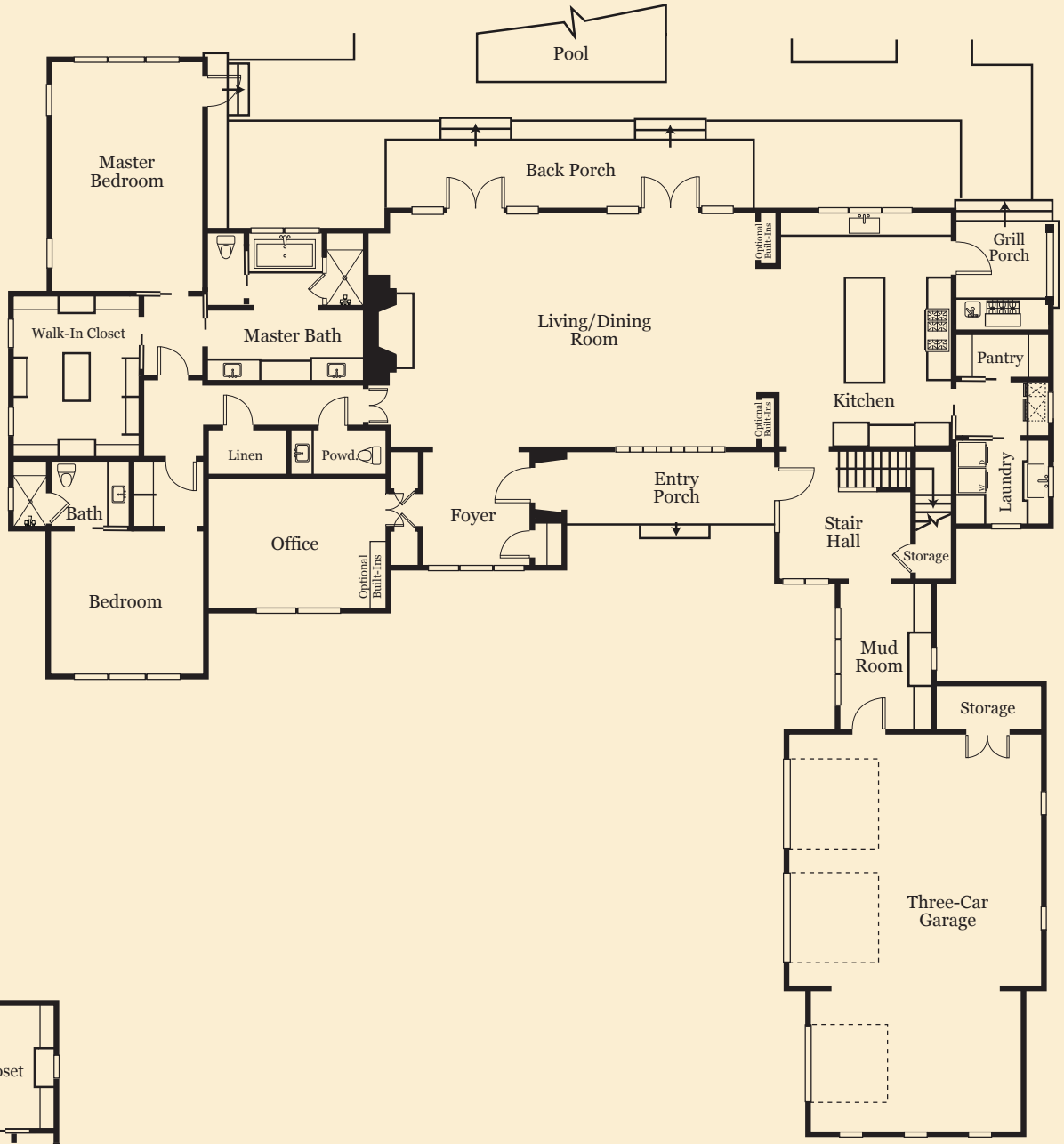
*Wonderful coastal retreat featuring panoramic lake views in this thoughtfully designed home. The floor to ceiling arched window in the entry offers the first look into the expansive vista beyond. The living and dining area offers 11-foot beamed ceilings and opening to the pool terrace and screened pool house and to the grilling porch off of the kitchen, this home lives comfortably both indoors and out. The top-of-the-line kitchen, butler's pantry and walk in pantry lend to wonderful entertaining or small family gatherings. A first-floor master retreat, guest suite and study allow for one level living. The screened pool house serves as an additional entertaining space and offers a wood burning fireplace with vaulted ceilings. The second floor offers a wonderful guest retreat with two sizable suites overlooking the lake and a family room. The 760-foot optional bonus room offers the ability to add a 5th bedroom and true guest house. The generous 3.2-acre home site located on a quiet lake setting, while just minutes from all the Frederica Golf Club amenities.*

## *Features*

- *5,103 heated square feet*
- *760 square foot unfinished bonus room*
- *Generous 3.2-acre lakefront home site*
- *Cedar Shake roof with copper accents*
- *4 bedrooms, 4 full baths, 1 half bath*
- *Great room with fireplace and built-in cabinetry*
- *First floor master bedroom*
- *First floor guest suite*
- *First floor study*
- *Open gourmet kitchen with center island*
- *Grilling porch*
- *Top-of-the-line appliances including Wolf gas range and Sub-Zero refrigerator.*
- *Large walk-in pantry*
- *Butler's pantry*
- *Large mudroom with built-in cabinetry*
- *Large laundry room with sink and plenty of storage*
- *Timber framed screened pool house with wood burning fireplace and vaulted ceilings.*
- *Terrace off the gathering room and master bedroom*
- *Pool*
- *2 second story guest suites with lake views*
- *Second story gathering/TV room*
- *11-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 16 Seer variable speed air conditioning systems*
- *Bella Cera Villa Borghese engineered 8" wide staggered length French oak floor*
- *Jeld-Wen Siteline Auralast aluminum clad windows and doors*
- *Well for irrigation*




Second Floor Plan




First Floor Plan

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