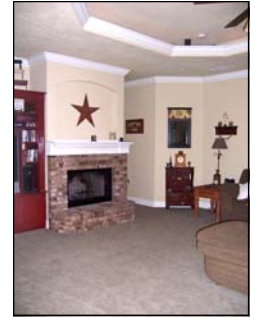
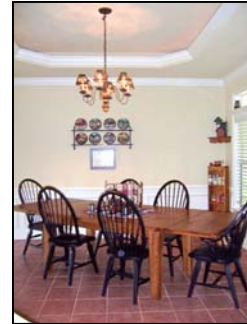


For Sale By Owner

Community: Edgemoor—16193 N.W. 206th Drive, 32643

By Appointment: Only - Contact Owner at: 352-215-2583 or 386-454-8973 (evenings)



View Online at FSBOinGainesville.com/80609

Price: \$307,900

Custom built home with upgrades throughout! Come see this 2243 square foot home with split floor plan built in 2005. This oversized 2 car garage, keyless entry, spacious home has 4 bedrooms, 3 baths, study, laundry room, and a large master suite and bath with a jacuzzi tub and flat screen television! Home has pocket doors, pantry in the kitchen, and custom built cabinetry with solid surface countertops in all areas. There is upgraded high end carpet, tile, faucets and lighting fixtures throughout the home as well.

Association fees: \$120 annually, retention pond adjacent to home is mowed by city. Zoned for High Springs schools.

General

- ◆ 16193 NW 206th Drive – Edgemoor Subdivision, 1 acre next to retention pond
- ◆ Built in 2005
- ◆ 2240 Sq Feet under A/C and Heat
- ◆ 3330 Sq Feet under roof

Interior

- ◆ 4 bedroom, 3 bathroom plus an office/study, split floor plan.
- ◆ Spacious master suite with two walk in closets and California closet upgrades installed in each.
- ◆ Large master bath with walk in shower, jacuzzi tub, ceiling fan and flat screen TV.
- ◆ Kitchen has handmade, solid red mahogany cabinetry with solid surface countertops, stainless appliances and a large walk-in pantry.
- ◆ Wainscoting/bead board and backsplash in kitchen and kitchen island.
- ◆ All three bathrooms have custom wood cabinetry and solid surface countertops.
- ◆ Tray ceilings with accent lighting in living room, dining room, and master suite.
- ◆ Crown molding in office/study, dining, living and master suite.
- ◆ Living room has brick fireplace and built in cabinetry/entertainment center that will accommodate a 50" television.

- ◆ Custom tile in all bathrooms and kitchen/dining open space. Upgraded carpet in all bedrooms.
- ◆ Laundry room with cabinetry and built in bench with hooks as well as above and below cupboards for storage.
- ◆ Custom lighting fixtures and ceiling fans throughout home.
- ◆ High end delta faucets and hardware in all bathrooms and kitchen.
- ◆ Pocket doors separating laundry room to kitchen, and bedrooms 2 and 3 from great room.
- ◆ Frigidaire Gallery series stainless steel appliances.
- ◆ High end 2" custom blinds in all windows with lifetime warranty.
- ◆ French doors leading to back porch.
- ◆ Interior French doors lead into office/den.

Exterior

- ◆ Oversized garage (613 sq ft.) (extra wide and extra deep for work benches all around). Heavy duty painted floor finishing.
- ◆ Deep sink in garage.
- ◆ Side door entry into garage.
- ◆ Large attic space that is pre-framed for additional bonus room.
- ◆ Home pre-wired for pool installation.
- ◆ Second breaker box and circuits installed for independent generator operation.
- ◆ Gutters installed around entire home.
- ◆ Large 12' x 16' shed with loft storage and electrical power for additional workshop space.
- ◆ Back porch is pre-wired for TV hook up
- ◆ Back yard and porch have a custom mosquito misting system installed to repel insects.
- ◆ Rain bird 5 zone irrigation system.
- ◆ Custom landscape curbing in front and side yards.

