

4608 Swilcan Bridge Ln S

Lot 41 / Unit 1

- Golf to Water View - 0.70 acres
- 6 Bedrooms - 5 Baths - 4,728 sf
- Traditional Exterior - Shingle Roof
- 3 Car Garage - 1 Fireplace
- Pool - Covered Lanai

**A Glen Kernan Full Family
Golf Membership is included**

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Available Now

Benefits & Features

Year Built 1999

Exterior Design Amenities

- .70 acre corner home site
- Golf to water view from most rooms
- Located on 16th tee
- Walking distance to Club House
- Polysteel insulated concrete form (ICF) Concrete & steel wall construction
- "Kool Ply" roof decking
- 40 year architectural shingles
- 100% vinyl windows
- Aluminum/Vinyl exterior trim & full gutters
- Extended roof overhang
- Interior walls & ceiling insulated between floors
- Insulated drain pipes from 2nd floor for sound
- Larger driveway with double parking/turning apron at back of garage
- Painted & sealed garage floor
- Four exterior hose bibs
- Fully landscaped & irrigated lawn
- Screened in pool & lanai with two doors
- Covered lanai
- Two gas outlets for grill
- Acrylic cool deck
- 16' x 32' swimming pool with double waterfalls

Kitchen

- Decora double stacked cherry cabinets
- Three "Lazy Susans"
- Pull out spice rack & garbage can
- Granite counter tops
- Instant hot water system
- Water filtration
- Black appliances
- GE double full sized ovens - one convection, gas cook top, above range microwave & dishwasher
- Garbage disposal
- Refrigerator

Flooring

- Hardwood floors in entry, dining, living, stairway, Master bedroom, family room, game room, Billiard room, upstairs & downstairs gallery
- Ceramic tile floors in kitchen & breakfast
- Carpet in guest bedrooms & bonus room

Interior Design Amenities

- Plantation shutters
- Five lighted display niches
- Extensive crown molding
- Expansive lower level window sills & wide baseboards
- Rounded corner beads in formal areas
- Gas fireplace with remote in family room
- Hand trowelled texture ceiling finish
- Extra storage over garage
- Solid core masonite smooth finish doors
- Utility tub in laundry room
- Freezer in laundry room
- Washer & dryer in laundry room
- 42" built-in Plasma TV in family room

Electrical/Mechanical

- Custom selected lighting in all rooms
- Security system
- Central vacuum
- Kitchen sweeper floor vacuum
- Four zoned AC/Heat System Ultra Aire air exchange/purification/dehumidification system (2)
- Space guard air cleaners (2)
- Ceiling speakers in four rooms
- Ten cable outlets
- Twelve phone jacks
- Smoke detectors
- Upgraded electrical plans

Baths

- Decora cherry cabinets in owner's & powder bath
- Schrock Reflections white raised panel cabinets in secondary baths
- Cultured marble shower & floor in owner's bath
- Cultured marble walls in 2nd floor baths
- 200 CFM exhaust fans
- Upgraded spa in owner's bath
- Marble floor in billiard room bath
- Elongated white toilets
- Cultured marble countertops in all baths
- Mirrors length of vanities
- 42" high vanity mirrors in all baths
- Drip shower in laundry room
- Ceramic tile in laundry room
- Cabinets & built in shelves in laundry room

Energy Saving Features

- HVAC Zoned system; high efficiency air to air heat pumps
- Fiberglass batts; R-30 ceiling, R-19 walls & floors
- Two gas hot water heaters

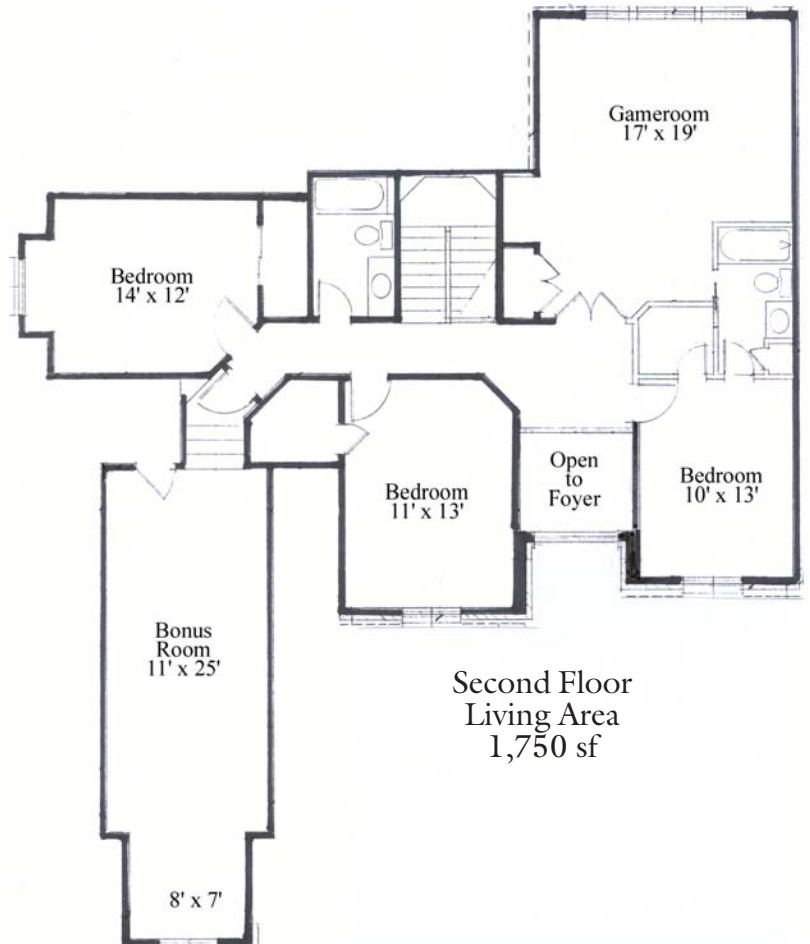
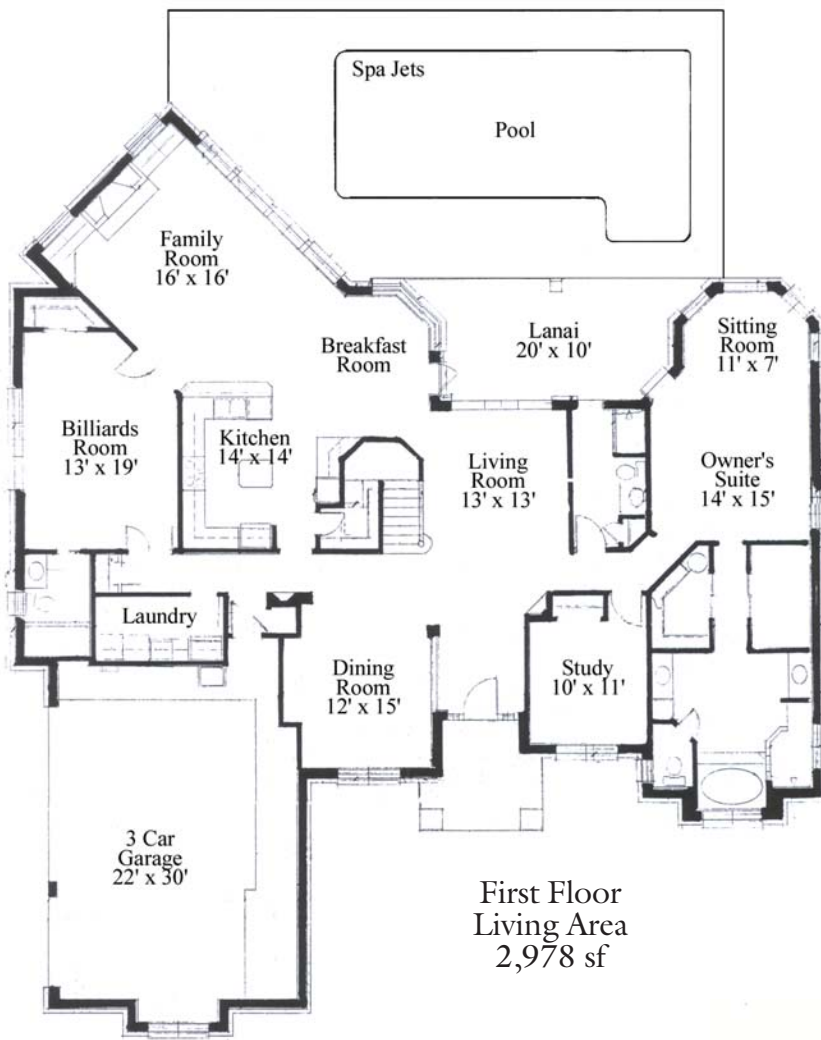
**GLEN
KERNAN**
GOLF & COUNTRY CLUB



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Total Living Area - 4,728 sf



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This is an artist's conception & should not be relied on as actual elevation & floor plans. Square footage should always be verified by buyer.