

Property Features

CENTURY 21 FINE HOMES & ESTATES®

J W Morton Real Estate, Inc.

Clearview Estates of Citrus Hills

A Deed Restricted Community

309 N Cherry Pop Drive Inverness, FL 34453



3 beds



2.5 baths



2 Car



Year 2024



2,280 SF Living

3,286 SF Total



.97 Acres



NILY LONDEREE

REALTOR®

📞 407-760-6181

✉ NilyLonderee@gmail.com

📍 1645 W Main Street, Inverness, FL 34450

🌐 NilyLonderee.C21.com

📱 NilyYourRealtor



Pine Ridge/ Clearview Estates included items

Bath Features

- Choice of painted white or stained Shaker Style Cabinets with soft close doors and drawers, 42" upper cabinets, crown molding, Light Rail and comfort height base cabinets
- Owners suite Vanity includes 2 vanities and a 3 drawer bank
- Rectangular undermount sinks
- Spacious shower in Owners Suite with clear glass nickel semi frameless enclosure
- 12 x 24 Ceramic Plank wall tile in Owner's Suite and Secondary Baths
- Quartz countertops in Owners Suite and Secondary Baths with undermount sinks in white
- Moen® Eva® brushed nickel fixtures in all baths
- Exhaust fans/light combo in all baths vented to exterior
- Brushed Nickel Progress Lighting

Exterior Features

- Thermatrue 8' fiberglass entry door with half glass
- Kwikset Satin nickel entry door hardware with deadbolt lock
- Textured cementitious exterior wall finish with accent banding
- Automatic Irrigation system with control timer
- Professionally predetermined designed landscaping package with sodded home site. Professionally designed exterior paint schemes
- Roofing color and style per community color blocking
- Wayne Dalton® steel-paneled garage door with automatic opener and two (2) remotes Progress Lighting exterior garage coach lights
- Acrylic finish on lanai
- Two (2) exterior hose bibs, per plan
- Exterior weatherproof outlets, per plan

Interior Features

- Designer two panel 8'-0" high hollow core interior doors with 2-1/4" Baby Howe casing
- 5-1/4" OGEE baseboards
- Kwikset Satin Nickel door levers and hinges throughout
- Structured wiring distribution center, Data provided per floor plan
- Progress Lighting Decorative fixtures in Casual Dining, Dining Room and Foyer, per community plan Flush Mounted LED lighting throughout home
- White Decora® rocker light switches
- Wood window sills and apron on all operative windows
- Easy to maintain freeslide vinyl-coated wire shelving in all closets
- Mohawk® stain resistant carpeting over 7/16" 6 lb. pad, per plan
- Authentic Plank 7 year warranty Luxury Vinyl tile

Kitchen Features

- Choice of painted white or stained Shaker Style Cabinets with soft close doors and drawers, 42" upper cabinets, crown molding, Light Rail and comfort height base cabinets
- Quartz countertops with white subway tiled backsplash
- Stainless steel single undermount Kitchen sink
- Moen® Eva® stainless steel faucet with integral sprayer
- Stainless steel Samsung Appliances: range, vented microwave, dishwasher
- 1/2 HP food disposal
- Island Pendent lights per plan
- Under Cabinet lighting

Mechanical, Electrical and Plumbing Features

- CPVC water supply lines
- PVC drainage and venting lines
- State 40 Gallon water heater with expansion tank
- Recessed icemaker box for refrigerator
- 30' of sewer and water connection
- Seer 2 Trane Air conditioning system
- Honeywell humidity control wifi programmable thermostat
- 200 Amp electric service
- Recessed lights and outlets installed per plans