

Wow !!!!!!! A beautiful exclusive 4 bed 3 bath home for THE best luxury in town with over 2650 sq ft of oppulant living space plus a massive 30 x 15ft totally private swimming pool and Jacuzzi with covered lanai and extended deck. Tuscan Ridge is located just off the US highway 27 with easy access to major roads such as I4 and 192 both of which will lead directly to Disney and all the other attractions Florida has to offer. Set in peaceful surroundings bordered by orange groves and conservation the south/west facing pool area is pure decadence for relaxing whilst watching the sun going down.



#### Living Room:

On entering this fabulous home via 8ft double doors you are greeted with volumes of open space, high ceilings, a warm and neutral colour scheme plus tiled flooring to all bathrooms and kitchen areas. A tiled foyer opens out to an enormous area for everyday family living that offers style and comfort overlooking the pool reached by triple sliding doors.

#### Family Room:

Another large room in this open plan home, overlooking the pool and the conservation behind you can relax here with plenty of entertainment, there is a cable TV/DVD , comfy sofas, and chair, a pretty alcove with desk and phone point, access door to the outside and bedrooms leading off as well as the kitchen area etc.

#### Dining Room:

A huge light decadent dining room is large enough for a dining table to seat 6 or more guests, situated at the front of the home.



#### Kitchen:

The large open plan kitchen with light oak cabinets and central island comes with all modern conveniences: electric cooker with ceramic hob, the 'all American' fridge /freezer, dishwasher and microwave etc, a double pantry and tons of cupboard space, just behind the kitchen is the utility room which caters for a full size washing machine and tumble dryer plus iron and ironing board, double cupboards and exit to the garage.

The breakfast nook has a long length glass hexagonal window and is in the perfect spot so you can watch what is going on out at the pool with a table and 4 chairs.

#### Home Office

A bright and inviting room at the front of the house with a full size office desk where you can set up your laptop computer, leather swivel chair and plenty of power and phone points. Double 8ft doors with glass panels are a feature to this room.

#### Master Suite:

The king size master bedroom is huge, plenty of space for a US king size bedroom suite and a separate sitting area at one end of the room, there is a walk-in closet offering masses of storage space. There is a telephone point and direct access to the pool area. Off the bedroom is the en-suite bathroom with his and hers vanity units large roman bath and family size walk-in-shower plus a separate toilet.



#### Master Suite 2:

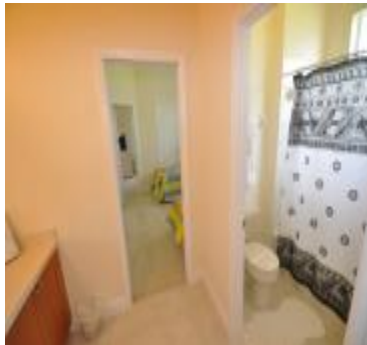
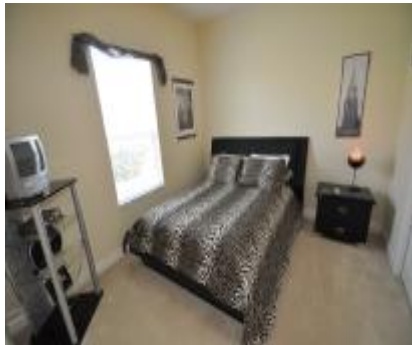
A delightful second US Queen bedroom ( UK King size) comes with cable TV and plenty of living space, this bedroom has access to its own bathroom with large walk-in-shower, toilet and vanity basin.

#### Bedroom 3:

A third US Queen bedroom ( UK King size) is stylish and bright and again has plenty of closet space for your expanding wardrobe !!!!! and a cable Tv .

#### Bedroom 4:

This bedroom is a twin bedroom in a delightful 'Winnie The Pooh' design with plenty of closet space and a cable tv point. Next door is the third and final bathroom with an entry door from both bedrooms 3 and 4 the bathroom can be utilised seperately and houses a bath tub and shower over plus toilet then there is a separate room with storage cuboards under and a vanity basin and mirror over.



#### Games Room:

Here is a massive games room with full size pool/billards table and a full size air hockey table. We also have games consoles for your use and a selection of family board games, books and toys etc.

#### Swimming Pool & Jacuzzi/Spa:

Wow what can I say this is a stunning extension to the interior of the home as we know how much people wish to enjoy the Florida sunshine !! The extended deck gives you more room to stretch out and move around. The 30ft swimming pool and the Jacuzzi/spa have underwater lighting for evening swimming . The large covered lanai can house a table and 6 chairs as well for all that al-fresco dining. The view is breathtaking, gaze at the pirds of prey as they circle the woodland beyond or the handgliders off in the distance and the best bit is you have no rear neighbours looking into your pool. True tranquility and totally priceless.

