

## Felton Residence



**21116 Lady Marion Way  
Leesburg FL 34748**



<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Garage</b>	2 car
<b>Patio/Lanai</b>	Lanai
<b>Model</b>	The St. Andrews
<b>Construction</b>	Block / Slab / Stucco
<b>House Size</b>	2220 A/C
<b>Year Built</b>	2005
<b>Price</b>	\$274,900
<b>Owner/Seller</b>	Betty Felton
<b>Phone</b>	(352) 728-3640 (352) 989-2611
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### HIGHLIGHTS

- 3/2 split floor plan
- Formal dining room with a designer painted coffer ceiling
- Volume ceilings with plant shelves
- Open kitchen with breakfast bar and breakfast nook connects to an open family room
- Kitchen features Corian counter tops, 42" upgraded cabinetry, upgraded all-in-one convection /microwave /toaster oven; dishwasher, range/oven, refrigerator
- Master bedroom features a large walk-in custom closet, comfort height dual sink vanities with cultured marble counter tops, cultured marble garden tub, walk-in shower, wood cabinetry
- Bathrooms have comfort height toilets
- Plantation Shutters on sliding glass doors in family room, living room, and master bedroom

- Features textured walls, upgraded 18" ceramic tiles and upgraded carpets
- Most windows replaced with double-paned Simonton windows
- Bull nose corners, recessed lighting, upgraded light fixtures
- Tailor foam insulation in exterior walls with a silver shield radiant barrier
- Original owner has the original builder plans
- Attic storage in garage with pull down stairs
- Large screened patio
- Upgraded fans
- New roof in 2015
- Exterior repainted in 2013
- Interior repainted 2011