

Willoughby Office
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FENTON LANG BRUNER
& ASSOCIATES
LICENSED REAL ESTATE BROKER

Est. 1947

Exclusive Affiliate of
CHRISTIE'S
GREAT ESTATES

Willoughby Golf Club



Information deemed reliable but not guaranteed

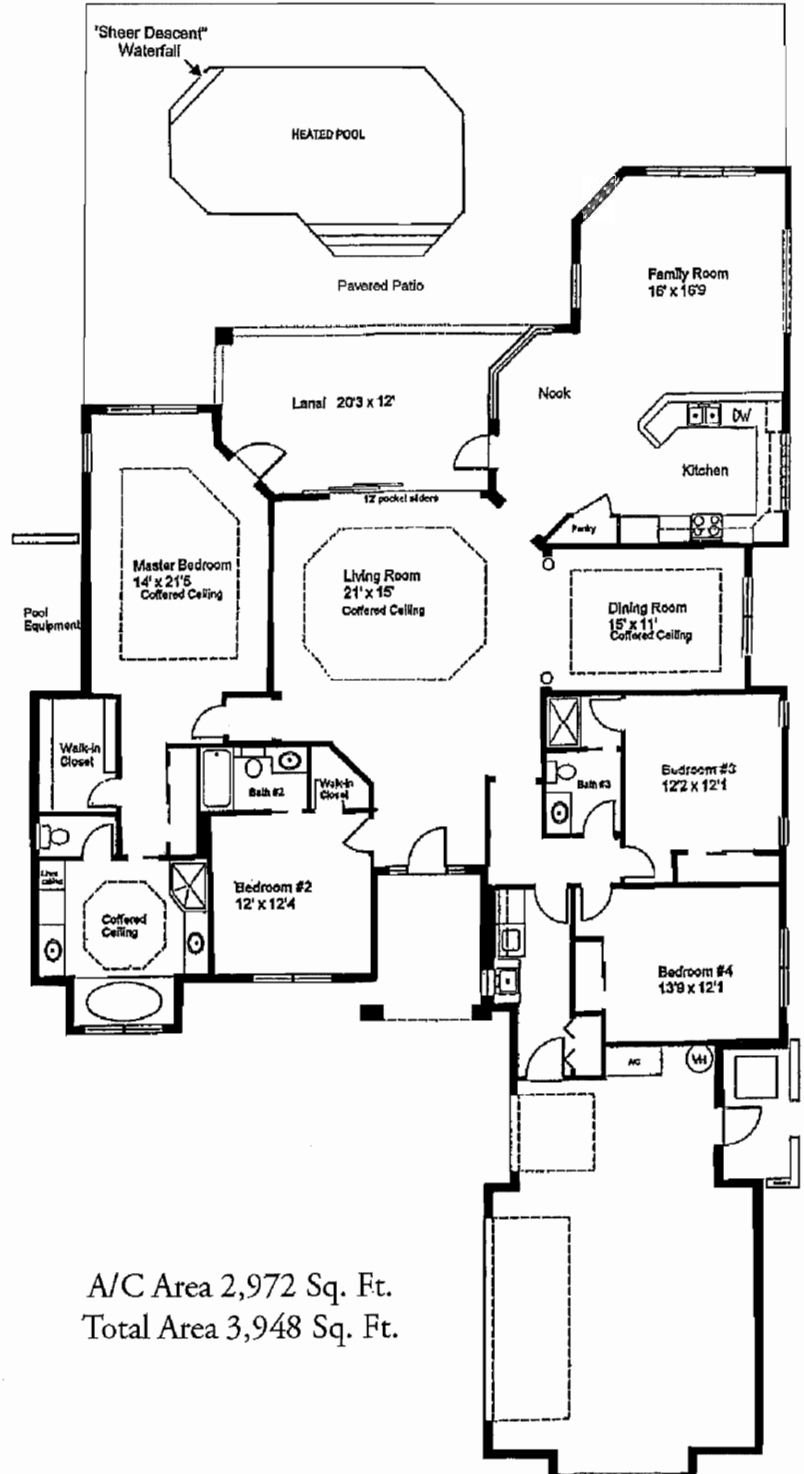


4396 SE Frazier Court

4 Bedrooms • 3 Baths

\$659,000

- ✘ C.B.S. Construction & concrete flat tile roof
- ✘ Spacious four-bedroom plan (4th BR currently a den)
- ✘ Exquisite 24" diagonally set marble floors
- ✘ Attractive wood floors in dining room & bedrooms
- ✘ Pocketing sliding glass doors in living room
- ✘ Volume ceilings w / crown molding throughout
- ✘ Coffered ceilings (living rm., dining rm., master bedrm.)
- ✘ Spectacular lakefront view
- ✘ Stylish chandeliers in dining room & breakfast nook
- ✘ Bright open kitchen has glass block
- ✘ New granite countertops w/ decorative ogee edge
- ✘ Decorative diagonal tile backsplash
- ✘ Custom Maple cabinets w/ crown molding
- ✘ New stainless steel LG appliances
- ✘ Deep double-compartment stainless steel sink
- ✘ Spacious master suite includes sitting area
- ✘ His & Her closets (1 walk-in) w/ custom wood shelving
- ✘ Master bath features fine polished marble floors
- ✘ Whirlpool tub with marble surround
- ✘ Decorative built-in mirrors (walls flanking tub)
- ✘ Quality custom wood cabinetry in master bath
- ✘ Marble-topped His & Her vanities
- ✘ Large butte glass shower w/ built-in seat
- ✘ Coffered ceiling with elegant chandelier
- ✘ Ceiling fans throughout house
- ✘ Plantation shutters throughout house
- ✘ Central vacuum system w/ "Van Pan" system
- ✘ New Whirlpool washer & dryer in laundry room
- ✘ Large screened covered lanai overlooking pool
- ✘ Custom pool w/ sheer descent waterfall
- ✘ Hand laid paver patio, driveway & walks
- ✘ Community-maintained landscaping
- ✘ 2-car garage & separate golf cart entry
- ✘ New accordion-type storm shutters



A/C Area 2,972 Sq. Ft.
Total Area 3,948 Sq. Ft.