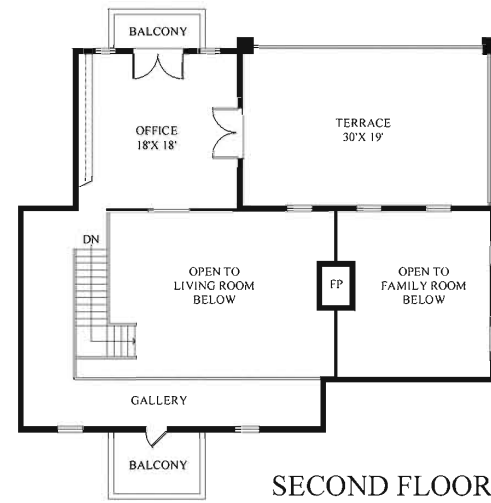
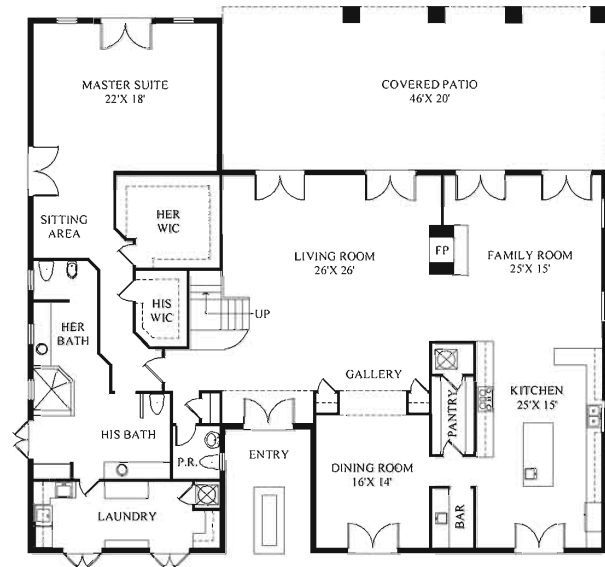


Rabbit Run

3968 SE Old St. Lucie Blvd.
Stuart, Florida



POINTS OF INTEREST

- 4-Bedrooms / 3-Full & 2-Half Baths / 3-Car Garage
- Main House, 3-BR Guesthouse & Pool House
- Nearly 1-Acre with 102+/- ft. of Waterfrontage
- Two 2-story Fireplaces (Living & Family Room)
- Gallery Opens to Living Room Below
- Wet Bar with Icemaker & Wine Refrigerator
- Double-paned Windows & Glass Doors
- Spa & 10' x 40' Pool (Heated by Gas or Elect.)
- Poolside Outdoor Fireplace
- Spacious Pool House includes Full Kitchen
- Steam Shower in Guest Bath
- 2 Large Storage Rooms
- Decorative Shuttters are also Hurricane Shutters

RECENT IMPROVEMENTS

- Beautifully Enhanced Landscaping
- Stone Path to Dock
- Extensive Outdoor Lighting (Timers)
- Outdoor Fans Above the Loggia
- Retractable Screen Doors
- Alarm System
- Tile Flooring in Guest Rooms
- Motorized Solar Shades (Remote Controlled)

Offered at \$2,975,000

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with a smartphone

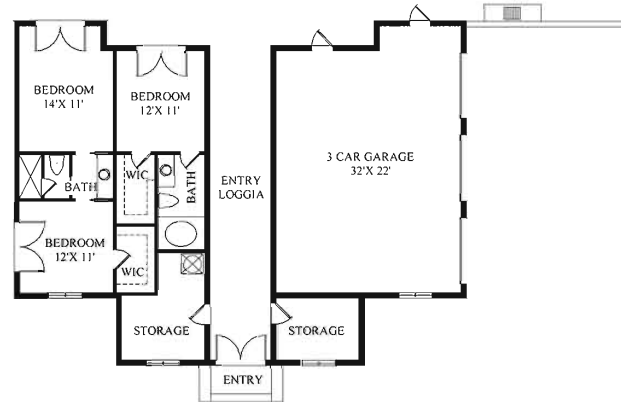
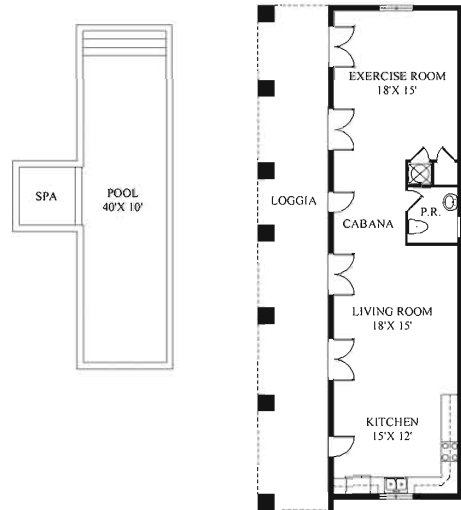


Approximate Square Footage
4,329 Main House
847 Guest House
974 Pool House

6,150 Total Living Area

847 Garage
917 Covered Patio

7,914 Total Square Feet



960 SE INDIAN STREET
STUART, FL 34997

772.220.7877 | 800.587.4753

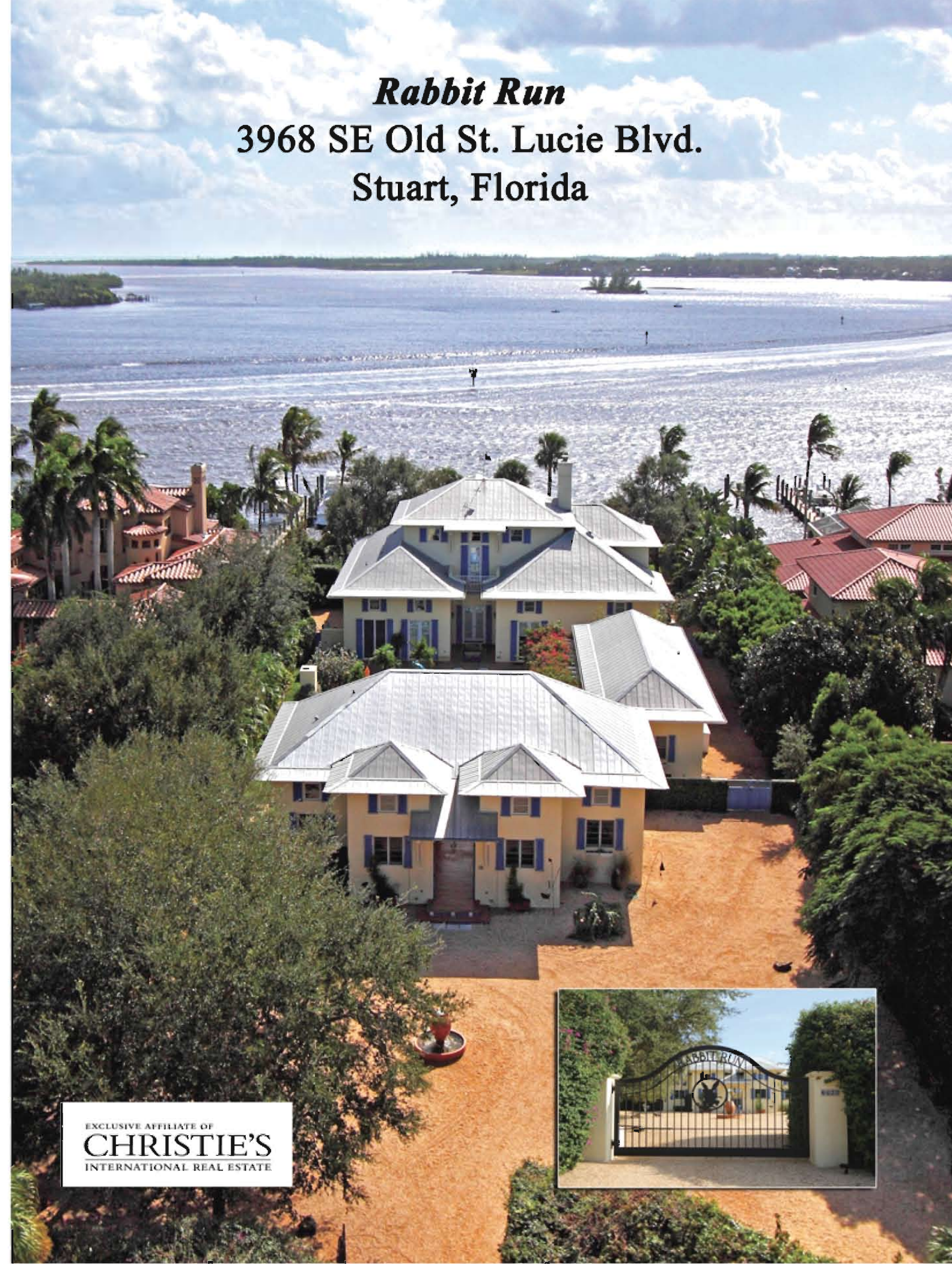
FENTON LANG BRUNER & ASSOCIATES
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Est. 1947

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Measurements are approximate. Information deemed reliable but not guaranteed. Subject to errors omissions & changes.



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WATERFRONT HAVEN FEATURES CARIBBEAN INSPIRED HOME



Escape to the tranquil waterfront lifestyle of Rabbit Run, a magnificent Caribbean colonial style courtyard residence offering 102+/- feet along the St. Lucie River in one of Stuart's most peaceful, picturesque neighborhoods. Gated and encircled by lush foliage for utmost privacy, this prime, nearly one-acre property includes an elegant two-story home, a three-bedroom guesthouse, and an ultra spacious cabana house uniquely designed for recreation and relaxation. Enjoy the pinnacle of carefree indoor-outdoor pleasures in a paradise setting highlighted by artistic landscaping and panoramic river views.



Extraordinary architectural detailing, combined with Caribbean influence, lend a look of casual elegance throughout Rabbit Run's comfortable living spaces, exemplified by acid stained custom concrete floors, crown moulding, and rustic wood accents. Soaring two-story ceilings in the 4,329+/- square foot main house bring a light-filled airiness cooled by cross breezes. The living room features a fireplace flanked by built-ins and adjoins a formal dining room with nearby wet bar. Old World detailing, such as beamed ceilings, faux-finished walls, and a floor-to-ceiling brick fireplace, impart distinctive character to the kitchen and adjoining family room. Spacious and bright, the "tres charmant" gourmet kitchen portrays French Country styling, featuring a brick alcove with 6-burner gas Thermador range, Miele ovens, SubZero refrigerator, center island, and pantry.



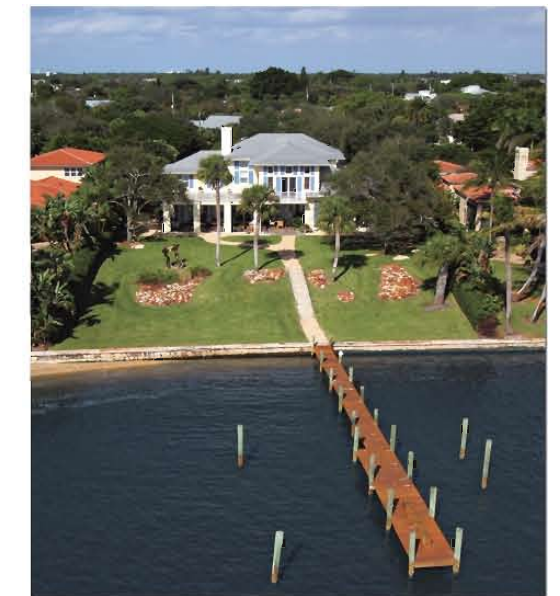
One of the home's highlights is a relaxing 2nd floor den with hardwood floors and access to a wide, river-view terrace. Serving as the entrance to the den, a long gallery, perfect for displaying artwork. The first floor master suite is a haven of privacy, featuring French doors, walk-in closets, and a spacious his and hers bathroom with dressing area and oversized walk-in shower.



Beyond the large, fountained motorcourt, entry doors open into a covered loggia and expansive courtyard that presents a delightful, elongated view of tropical beauty and serenity. The courtyard's classic symmetry, punctuated by a sparkling lap pool in the center, emphasizes the home's beautiful proportions. Lush green lawns surround the courtyard's wide deck, pool, spa, and fireplace. A pergola's verdant foliage accents the long loggia which forms a shady entrance into the 974+/- square foot cabana. Sets of French doors lead into the spacious cabana's interior that provides a full kitchen, powder room, and a large open area for games, workouts, dining, and TV.



Three additional bedrooms are located in an 847+/- square foot guesthouse, near the courtyard entrance, featuring two separate units, each with its own entrance, bathroom and loft.



Rabbit Run captures the idyllic serenity of the finest riverside living, situated along some of the most enticing water views in South Florida. Enjoy watching boats sail by while relaxing on the wide covered porch overlooking lush green lawns that lead down a stone path to the boat dock.