

Willoughby Office  
(772) 220-7877  
fentonandlang.com

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



772-220-7877  
FentonandLang.com  
360° Virtual Tour Online

**WILLOUGHBY REALTY**  
**FENTON LANG BRUNER**  
**& ASSOCIATES**  
LICENSED REAL ESTATE BROKER

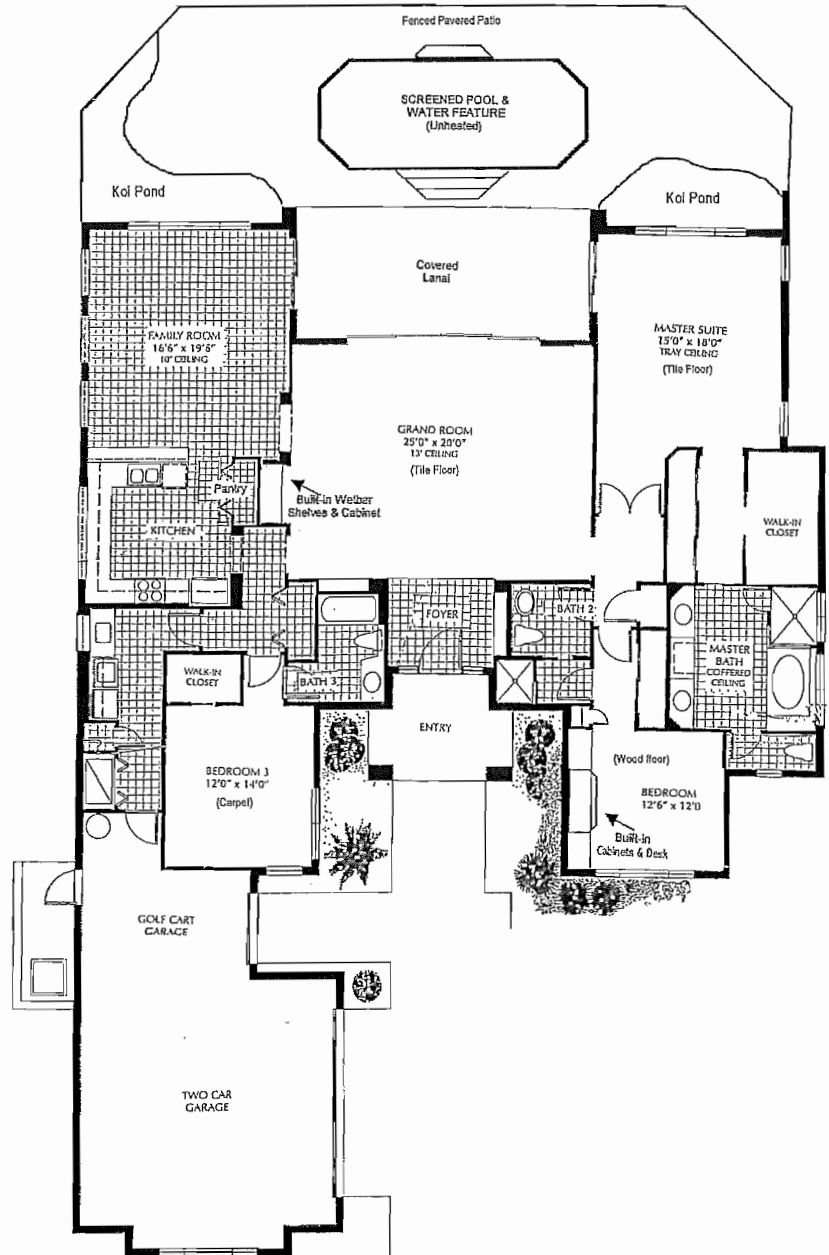
Exclusive Affiliate of  
**CHRISTIE'S**  
GREAT ESTATES

1965 SE Talbot Place  
2 Bedrooms • Den • 3 Baths

2,777 A/C Square Feet  
3,758 Total Square Feet

**\$599,000**

- ✘ C.B.S. Construction & concrete flat tile roof
- ✘ Popular & spacious "Grand Room" floorplan
- ✘ Former model home with new improvements
- ✘ Tile floors throughout (except den & guest bedroom)
- ✘ Volume ceilings (main living areas)
- ✘ Decorative marble inlaid floor in foyer
- ✘ Faux finished walls & art niche in foyer
- ✘ Granite topped wet bar in Grand room
- ✘ Custom designer window treatments
- ✘ Pocketing sliding glass doors in Grand Room
- ✘ Granite countertops with full backsplash in Kitchen
- ✘ 42" White custom cabinets w/ crown molding
- ✘ Deep double compartment stainless steel sink
- ✘ GE Profile cooktop & refrigerator / GE range
- ✘ Whirlpool microwave / Kitchenaid dishwasher
- ✘ Built-in Sub-Zero wine storage cooler
- ✘ Three decorative windows brighten family room
- ✘ Wood plank flooring in den/office
- ✘ Custom built-in desk and book shelves
- ✘ Double doors leading to master suite
- ✘ Spacious master suite features tray ceiling
- ✘ His & Her closets (1 Walk-in) w/custom shelving
- ✘ Cultured marble vanity w/ His & Her sinks
- ✘ Roman tub w/ separate glass enclosed shower
- ✘ Ceiling fans throughout house
- ✘ Newer Trane Air-conditioner
- ✘ Central vacuum system
- ✘ Maytag washer & dryer in laundry room
- ✘ Covered lanai extended with awning
- ✘ Fenced custom pool with sheer descent waterfall
- ✘ Hand laid paver patio, driveway & walks
- ✘ Two tropical fish ponds with waterfalls
- ✘ Pocketing "phantom" screen on front door
- ✘ "Phantom" storm shutters on all windows
- ✘ Community-maintained landscape (including tropical trees)
- ✘ 2-car garage & separate golf cart entry (w/auto-overhead doors)



Price and terms are subject to change without notice. This is a rendering only. Dimensions represented are approximate.  
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