

# Features of 1288 Grady Lane

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- 1,893 square feet
- Sliding doors to the Screened Lanai
- 3 bedrooms, 2 full baths
- Volume ceilings
- Excellent condition
- Lovely views from the Great Room



## Kitchen:

- Closet pantry
- Matching Appliances
- Open to inviting the Great Room
- Wood Cabinetry
- Eating Area



### **Great Room:**

- Sliding door to lanai
- Volume Ceilings
- Decorator Shelf
- Wall space for your artwork
- Custom Fan Feature



### **Lanai:**

- Textured floor
- Screen enclosed
- Ceiling fan
- Great views of Florida Greenery
- Lots of room for chairs and a table



**Primary Bedroom includes:**

- Plenty of room for furniture
- Large windows
- Tropical Ceiling Fan
- Neutral carpeting



**Primary Bath:**

- Spacious Shower with frameless glass enclosure
- 2 sinks and a large counter
- Walk-in Closet
- Clean and modern lighting



**Laundry:**

- Inside and conveniently located in the Kitchen
- Washer and Dryer included

**2 Additional Bedrooms and a Full bath in a separate area of the home:**

- Large bedrooms with 2 windows to bring in the Florida sunshine.
- Adjoining Full bath has a bathtub



**Attached Garage:**

- Nice driveway
- Garage Door Opener

**Extras:**

- New HVAC in 2016



**Location:**

- All Age Community of Bella Trae is in Champions Gate, part of Davenport
- HOA fees cover internet, cable, pest control, building maintenance, and lawn care
- Bella Trae has a 12,500 sq ft private clubhouse with:
  - Fitness center
  - Heated pool and spa.
  - Putting green
  - Activities

**DON'T DELAY HOMES IN THIS PRICE RANGE AND EXCELLENT CONDITION IN  
CHAMPIONS GATE MOVE FAST!!**