



11610 MONTMARTE

- Originally the model home for Charles Martin Custom Homes so built like a custom home.
- 4899 sq ft open floorplan
- 4 bedrooms, 3 baths, 1 half bath, oversized 3 car garage – 2 car garage and 1 car garage swing in
- 9,084 sq ft lot with gorgeous view of the 14th fairway; little traffic on the street
- Outdoor lanai with outdoor kitchen, TV and speakers for audio; stained beaded board ceilings
- Brand new fire pit situated on turf and pads; Pool and spa
- Newly updated lush landscaping
- Tile roof maintenance and replaced tiles needed in May 2026
- 2 AC units replaced in 2023; Furnace/Blower at Master Suite replaced May 2026
- Updated lighting, some plumbing and kitchen cabinets repainted, new hardware, etc.
- Huge master bathroom with two huge separate closets, separate vanities plus separate knee space. Two story ceiling.
- Pool heater and feature pump replaced Jan 2026
- Gameroom with surround sound
- Fully paneled study
- Hardwood flooring and travertine flooring in main areas
- Refrigerator Included