

12457 PRESERVATION DRIVE | FLORENCE GARDENS



REDUCED \$599,000

4 BR/4.5BA • 3900 SQ FT

- Custom made cypress interior doors and cabinets
 - Subzero and Wolf appliances
 - Lush, mature landscaping
 - Located in Founders District
- Steps to Magnolia Hall , Blueberry Hill and Butterfly Boardwalk

Neighborhood amenities include:
*Pool at Midland Cove, Community Garden,
Lake Florence, 100+ acres of greenspace and more*

Owner/Agent
MLS # 229865

MODEL HOME OPEN

Monday— Friday, 1:00 p.m. to 5:00 p.m.
Saturday and Sunday, 2:00 p.m. to 4:00 p.m.
Or by appointment

www.FlorenceGardens.com

(228) 326 7292

(228) 861 9500

*Florence Gardens is located on O'Neal Road in Gulfport,
three miles east of Highway 49 or 1.7 miles west of Highway 605.*

Listed by Bayou Realty



FLORENCE GARDENS

New neighborhood. Old charm.

Features of 12457 Preservation Drive

Interior Features:

- Antique Heart Pine flooring
- Custom window treatments
- Elaborate crown molding
- 2 gas fireplaces (living room and keeping room)
- Old Chicago Brick in kitchen
- Kitchen features Sub-Zero/Wolf appliances, trash compactor
- Walk-in pantry in kitchen
- Full sized laundry room with built-in desk, sink & cypress cabinetry
- Formal dining room
- Custom cypress cabinetry and doors downstairs
- Wet bar equipped with operating side drawers, custom wine rack, wine cooler, ice maker, prep sink
- Elan system
 - ◇ http://www.elanhomesystems.com/your_world_made_simple.asp
 - ◇ <http://www.elanhomesystems.com/entertainment.asp>
 - ◇ Sound speakers throughout downstairs, including back porch
- Walk-in closets in every bedroom, 3 bedrooms have private travertine baths
- Custom closet in master bedroom
- Custom travertine shower and Whirlpool tub in the master bath
- Custom cypress desk upstairs
- Full staircase to attic

Exterior Features

- Extensive landscape design with uplighting and irrigation system
- 3 car garage with storage
- Premium asphalt shingles
- Side-door friend entrance to keeping room
- Half acre lot ~ *2 swimming pool designs available upon request*

Energy Savers and Extras:

- Energy Star rated
- 2 Trane variable speed units (15 seer)
- 2 tankless hot water heaters
- Aquatran unit
 - ◇ www.aquatranproducts.com
- Proshield Windows (vinyl clad wood window)
 - ◇ <http://www.weathershield.com/windows.jsp?tier1=1&tier2=9&subNav=5>

