

Villas at Green Gate



Green Gate Boulevard, Groveland, FL 34736

WEB: NewVillasAtGreenGate.com

- » **Beds:** 2 | **Baths:** 2 Full
- » **MLS #:** G5021987
- » Single Family | 1,430 ft²
- » MODEL TOWNHOME for the new ones being built for June 2020! Townhomes Starting from \$229,900
- » Gated community w/pool, access to the Clermont Chain of lakes! Smaller community w/only 74 units!
- » Lawn maintenance and basic cable plus community pool and gate, private streets and lights are included in the low HOA fee.
- » Publix shopping center just around the corner and this is 1 block from the Rails to Trails paths that take you all the way to Winter Garden downtown C



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Under Construction. BRAND NEW TOWNHOME/villa in gated community w/pool, CLERMONT CHAIN OF LAKES ACCESS VIA CANAL TO LAKE MINNEOLA (deeded slips available for purchase)! 2 bedrooms, 2 baths and a gorgeous kitchen w/single level granite w/breakfast bar area for 4 or more seats, tons of 42" cabinetry, stainless steel appliances including refrigerator! Corner walk-in pantry w/cute glass door. HUGE great room w/many ways to place furniture, access to the screened rear porch through French doors. The master bedroom suite has a window looking out to the rear, dual walk-in closets, and large walk-in shower w/rain head. Dual sinks w/granite counters, same kitchen cabinetry and linen closet. Split bedroom plan puts the other bedroom near the front of the home w/a full bathroom, same counter and cabinet plus a tiled shower/tub. Inside laundry closet plus a 2 car garage with door opener. There is a peaceful screened rear porch overlooking a conservation area. Relax w/ceiling fans moving those cool breezes. Brick paved driveway! Located only 2 blocks from South Lake Trail, which leads to downtown Clermont and even all the way to Winter Garden! Blocks from Publix shopping center. HOA includes basic cable, lawn maintenance including irrigation, community pool and gates, private streets and lights, plus the community boardwalk and dock on the canal that leads to Clermont chain of lakes and Lake Minneola restaurants! Hurry, pick your materials/colors! See TWO videos! Photos of Model.

