



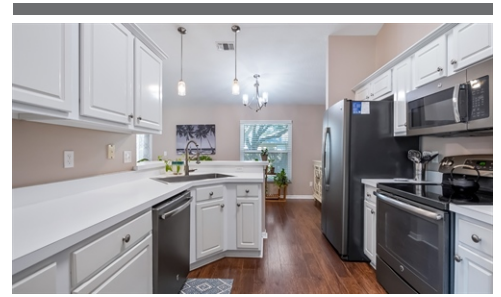
245 Valley Edge, Minneola, FL 34715

- » Single Family
- » More Info: 245ValleyEdge.com



Dawn Giachetti Realtor
 (352) 874-2100 (cell)
 (407) 233-1288 (e-fax)
DawnGiachetti@gmail.com
<http://www.dawngiachetti.com/>

Premier Sotheby's International Realty
 1766 E Highway 50
 Clermont, FL 34711



Immaculate and inviting, this beautifully maintained home welcomes you with a great open floor plan, vaulted ceilings and a thoughtful layout that makes the most of every square foot. Spacious gathering areas flow comfortably together, creating an airy setting for everyday living and entertaining without wasted space. The generous main living area offers plenty of room to relax, while a separate formal dining area provides the perfect setting for holiday meals or an evening with friends. Just beyond, the spacious kitchen connects to a breakfast bar and adjoining dinette overlooking the backyard. Whether preparing a favorite recipe or sharing a casual meal, the arrangement keeps everyone part of the conversation. Natural light fills the primary bathroom, where a soaking tub and separate glass-enclosed shower offer a relaxing place to begin or end the day. An interior utility room adds everyday convenience, and the two-car garage includes an automatic door opener. Step outside to a fenced rear yard framed by gorgeous mature oaks, with room to garden, play or enjoy a quiet afternoon in the shade. Low annual HOA dues add to the appeal, along with valuable improvements that include a roof replaced in 2017 and air conditioning and windows replaced in 2020. Beyond the home, the Clermont and Minneola area blends established local character with exciting new destinations. The growing North Hancock Road corridor includes

