

**DESCRIPTION**

DO YOU HAVE A LARGE FAMILY LONGING FOR COMFORT AND ADVENTURE? THE SWEETWATER RESIDENCE BESTOWS SUCH COMMODITIES--WITH 4 BEDS, 4 BATHS, AND A SPACIOUS LIVING AREA THE INTERIOR PROVIDES AREAS OF COMFORT ALL AROUND! DON'T FORGET ABOUT THE SAFE ROOM THAT PROVIDES ADDITIONAL COMFORT VIA SECURITY AND SAFETY. THE SCREENED PORCH ENCOMPASSES A MUCH-DESIRED GRILLING AREA, WHILE THE GARAGE INCLUDES AN AREA FOR A GOLF CART FOR THOSE EVENING RIDES AROUND THE NEIGHBORHOOD.

**AREA CALCULATIONS**

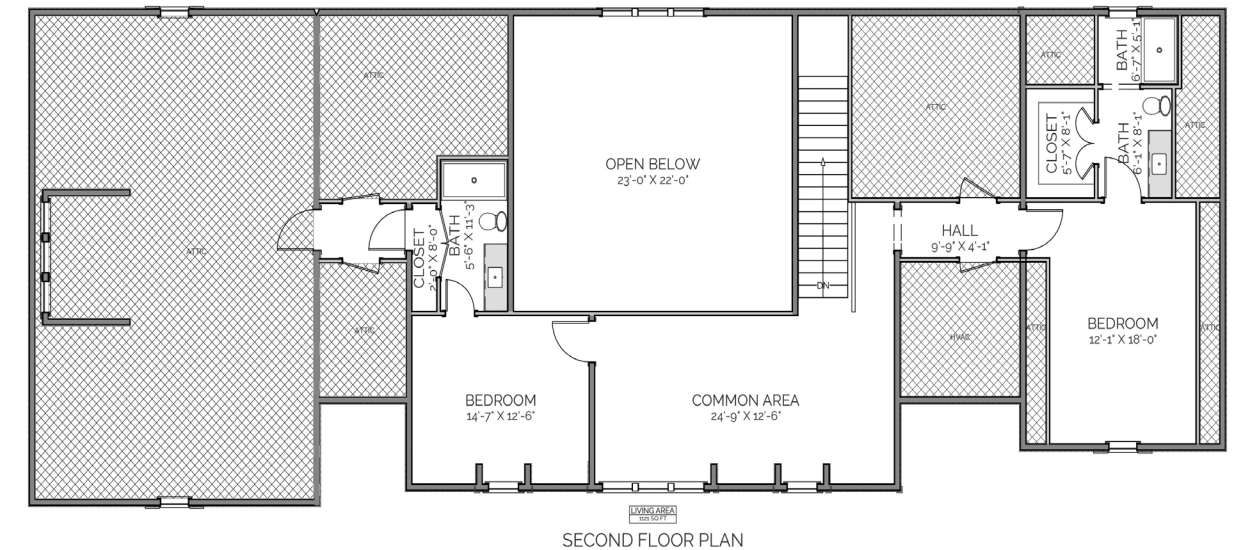
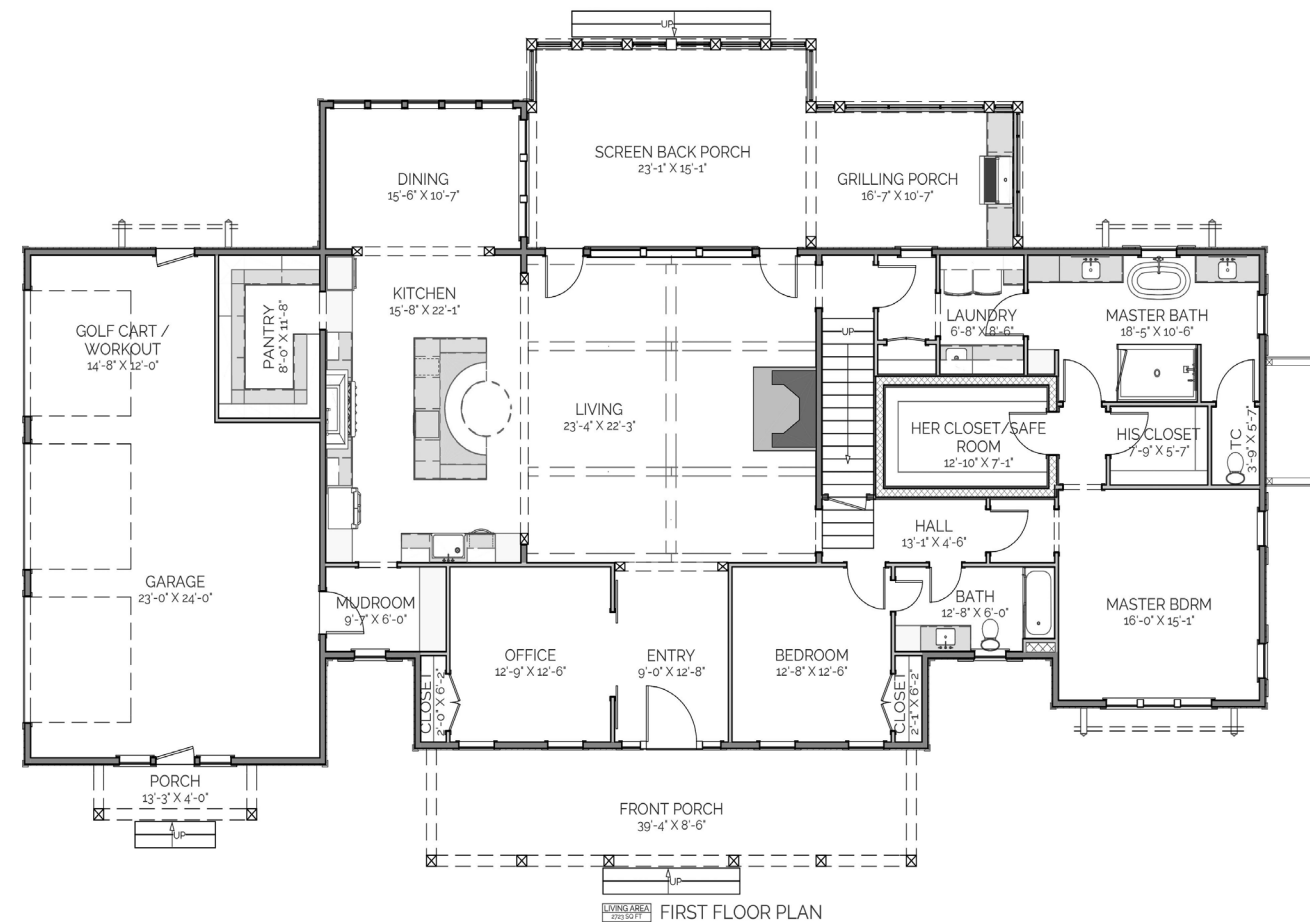
- FIRST FLOOR CONDITIONED 2,723 SQ FT
- SECOND FLOOR CONDITIONED 1,121 SQ FT
- TOTAL CONDITIONED 3,844 SQ FT
- FIRST FLOOR UNDER ROOF 4,406 SQ FT
- SECOND FLOOR UNDER ROOF 1,121 SQ FT
- TOTAL UNDER ROOF 5,527 SQ FT

**OVERALL DIMENSIONS**

- OVERALL WIDTH 99' - 0"
- OVERALL DEPTH 59' - 5"

**HIGHLIGHTS**

- 1 1/2 STORY ▪ 4 BATH ▪ 4 BEDROOM
- OPEN CONCEPT ▪ INDOOR FIREPLACE
- WORKOUT ▪ LARGE PANTRY
- 2 CAR GARAGE + GOLF CART
- SAFE ROOM ▪ SCREENED PORCH



# SWEETWATER

## RESIDENCE

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**LAKE + LAND STUDIO, LLC**

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