

# 6224 LANDINGS BLVD | HARBOR HILLS COUNTY CLUB

**www.6224Landings.com**

## WHOLE HOUSE FEATURES

Crown Molding  
Travertine & Laminate Flooring  
Entry Foyer  
Great Room / Open Floor Plan  
Serene Water Views  
Dimmers on most lights  
Music/Speakers throughout  
Ceiling Fans, Smoke Detectors  
Plantation Shutters in Several Rooms  
Large Inside Storage Closet  
AC Replaced approx. 5 yrs ago  
Hot Water Heater Replaced approx. 5 yrs ago  
Double Pane Windows  
Built by Irvin Homes  
Past Parade of Homes Blue Ribbon Winner  
Meticulously Maintained  
Some Furniture may be available for purchase

## EXTERIOR FEATURES

Gutters and Downspouts  
Front Entry Fountain  
65 Ft Water Frontage  
.3 Acres, Irrigated  
City Water, Septic  
Manicured Lawn

## DOCK & REAR FEATURES

Electric Lift  
Open Deck Space  
Sea Wall  
Located at end of canal  
Access to Lake Griffin and the Harris Chain of Lakes  
Natural Views, No Rear Neighbors  
Limited Waterfront Lots in Community  
Screened Lanai with Ceiling Fan  
Stacked Sliding Doors to Lanai

## GARAGE FEATURES

2 Car + Side Entry Golf Cart  
Workshop Area, Cabinetry  
Attic access with Pull-down Stairs  
"Stand up" space in Attic

## COMMUNITY FEATURES

Guard Gated Entry  
Large Homesites  
Pride of Ownership Evident  
Unique Rolling Hills and Lake Views  
Playground  
Social Clubs & Activities  
Clubhouse with Restaurant  
Pay per Play Golf for Non-Members or Social Members  
Golf & Social Memberships Available (not required):  
Olympic Sized Pool  
Reciprocal Golf Membership with Other Clubs  
Tennis, Fitness Room, Racquet Ball Court  
Banquet / Private Function Facilities  
Multiple Social Clubs and Classes  
Peaceful & Serene Community  
HOA Dues (\$468 per quarter)

## KITCHEN FEATURES

Induction Cooktop  
42 Inch Wood Cabinetry  
Granite Counters  
Appliances Included  
Up Lighting  
Under Cabinet Lighting  
Pantry  
Breakfast Bar  
Pendant Lighting  
Dinette Area

## MASTER SUITE FEATURES

Water View  
Sitting Area  
Dual Sinks  
Spa Tub, Spacious Shower  
Walk In Closet

## BEDROOM FEATURES

Split Bedroom Plan  
3<sup>rd</sup> Bedroom Serves as Office  
Built In Shelving and Desk

