22595 Carnoustie Drive

Lot 8, Unit 1, Glenlakes approximately 90' × 186' (irregular—see survey).

Year Built 2012, Approx 2,748 sq. ft., 3-bedroom 2.5 bath **plus office**.

All brick, quality, custom built home on one level with large screened in porch overlooking the 2nd green of Glenlakes Golf Course.

HOA Fee: $170/year Glenlakes club membership is optional – additional fees apply,

Outstanding features:

- High-quality construction with 2 x 6 exterior studs.
- Oversized 2 car garage with separate golf cart door. Built in storage and access stairs for garage attic space.
- Large screened-in porch and outdoor patio overlooking golf course and landscaping. Yard lighting for evening ambiance.
- Whole house, gas generator.
- Natural gas for the fireplace, cooktop, **tankless water heater** and outdoor grills.
- Gas Fireplace – recently checked and serviced on 8-31-26
- Plumbing upgraded in 2022
- 9’ceilings with 8’ doors. LVP and tile flooring throughout (no carpet)
- Upscale kitchen featuring custom cabinetry, granite countertops, a beverage cooler, Bosch appliances including a convection oven, refrigerator, dishwasher and a five-burner natural-gas cooktop. And an extra-large pantry.
- The high-impact-glass sliding doors pen up to a spacious screen porch.
- The luxury primary suite includes two walk-in closets, double vanities, a jetted tub, separate tiled shower with frameless glass and private water closet.
- Tall ceilings, detailed ceilings and trim finishes. Plantation shutters throughout.
- Window storm protection covers. (stored in attic)
- Zoysia sod was installed around 2021.

- Irrigation system with 7 zones on well. Beautiful landscaping with outside lighting.
- Gutters
- Fiber optic cable available.
- Wired for alarm system (not currently in service
- Note that the screen porch faces east so pleasant afternoon relaxing on these warm afternoons!

Glenlakes offers both golf and pool membership. They are optional for additional fees. For details and information, visit www.glenlakesgolfcourse.com