

\$1,395,000 - 35841 Timbertop Lane, FRUITLAND PARK

MLS® #O6300778

\$1,395,000

3 Bedroom, 4.00 Bathroom, 2,973 sqft
Residential on 9 Acres

NONE, FRUITLAND PARK, FL

Welcome to Lake County's Yellowstone Ranch!! a custom-built ranch estate on over 9 recently painted fenced acres. The property is just minutes being only 3 miles from The Villages yet tucked away in peaceful seclusion. Designed by one of the area's top builders, this custom home features 3 bedrooms plus a loft (possible 4th bedroom), 2 full baths, 2 half baths, and an outdoor pool shower with hot and cold water. Inside, you'll find soaring ceilings, a dramatic stone wood burning fireplace, tongue-and-groove wood ceilings in the living area and master bedroom, hardwood flooring, and an open kitchen with stunning views from nearly every room. The upstairs loft includes a Romeo and Juliet balcony overlooking the backyard oasis with a new pool table an entertainer's dream. The bonus room (22x9) offers the perfect space for an office or creative studio. The primary suite features a jetted tub, glass shower, dual vanities, and large linen closet. With no HOA, you're free to bring your horses, boats, and RVs. A charming gazebo adds the perfect touch for quiet moments or celebrations. The resort-style pool features cascading waterfalls into a large in-ground heated spa all surrounded by beautiful, multicolored, non-slip flagstone, all part of a \$300K luxury outdoor oasis. Relax in the custom built oversized Cabana that features a covered outdoor kitchen area that offers granite counters with a sink, refrigerator, a granite bar, propane gas



grill, and a gas fire pit for unforgettable family gatherings. Guests can use the Cabana's 1/2 bath and outdoor shower. Recent upgrades include a new A/C System for the living area and a new whole house energy efficient ductwork installed throughout the entire living area (\$22K), the bathroom offers a new Safe Step whirlpool tub and shower (\$20K), a new asphalt driveway was just installed a few months ago (\$61K), crushed stone access road (\$18K), refinished front deck (\$2K), vertical blinds (\$7K), new pool pump just installed and freshly painted post and rail pasture fencing (\$55K). The \$80K 6-stall barn includes a hay loft, tack room, double doors, electric and plumbing. An oversized garage and separate entrance for ATVs or golf carts add function and flexibility. Topped with a lifetime metal roof, this home was built to last. Schedule your private showing and experience one of Lake County's most unique properties.

Built in 1991

Essential Information

MLS® #	O6300778
Price	\$1,395,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,973
Acres	9.00
Year Built	1991
Type	Residential
Sub-Type	Farm
Style	Cabin, Custom
Status	Active

Community Information

Address	35841 Timbertop Lane
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Area	Fruitland Park
Subdivision	NONE
City	FRUITLAND PARK
County	Lake
State	FL
Zip Code	34731

Amenities

Parking	Garage Door Opener, Garage Faces Side, Golf Cart Garage, Golf Cart Parking, Guest
# of Garages	2
View	Trees/Woods
Has Pool	Yes

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, High Ceilings, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Convection Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Range Hood, Washer, Water Purifier, Water Softener
Heating	Central
Cooling	Central Air, Humidity Control
Fireplace	Yes
Fireplaces	Gas, Living Room, Masonry, Stone, Wood Burning

Exterior

Exterior Features	Balcony, French Doors, Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Rain Gutters
Lot Description	Farm, Landscaped, Oversized Lot, Pasture, Zoned for Horses
Roof	Metal
Foundation	Slab

School Information

Elementary	Fruitland Park Elem
Middle	Carver Middle
High	Leesburg High

Additional Information

Days on Market	31
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Listing Information Courtesy of Dalton Wade Inc

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