



Features & Upgrades List

146 Billandrea Ln

- Frank Lloyd Wright inspired architecture offering timeless design and enduring value
- The full back-side of home is lined in windows offering breathtaking golf course views from every angle
- Constructed with double bricked walls using approximately 145,000 bricks throughout interior providing durability & insulation
- Soaring 12-foot ceilings & dramatic floor-to-ceiling windows showcase breathtaking sunrise, sunset & moonlit views.
- Expansive living room designed for entertaining, having hosted countless gatherings & celebrations, featuring a gas-log fireplace w/blowers for added warmth, tasteful chandelier, wet bar & multiple sliding doors opening to the wrap-around deck for seamless indoor/outdoor living
- Chef's kitchen lined with abundant cabinetry, featuring a walk-in pantry & butler's pantry with extensive built-in storage for glassware & entertaining essentials
- Private, 900 SF primary retreat with beamed ceiling, electric shades, controlled lighting & direct access to the pool area
- Large primary ensuite with skylight, dual sinks, vanity area & his/hers walk-in closets
- Heated indoor pool, spa & sauna allowing for year-round wellness & entertaining regardless of weather
- Wrap-around deck overlooking Par 3, Fairway 24, offering incredible golf course views & the perfect place to relax while enjoying golfers play year-round
- 3-car garage with dedicated workshop area perfect for hobbyists, collectors or storage

- Golf cart garage
- Tree house with lighting creates a unique outdoor retreat or play area for children-
- 100 x 30 fenced dog run offers a safe & secure place for pets to enjoy the outdoors
- 20 x 10 storage shed
- Bi-duct underground drainage system lined in concrete offers enhanced property protection & long-term peace of mind
- (2) 5 ton AC units replaced within the past 5 years. Third unit (2004) with newer condensor.
- (2) water heaters, (1) recently replaced
- New pool pump (2026)
- Updated electrical panels (2026)
- New 12-foot fence along right side of property for added
- SELLER WILL REPLACE ROOF PRIOR TO CLOSING!!!

