



96201 Windsor Drive

MARSHES AT LANCEFORD



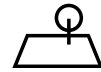
4 Bedrooms



3 Bathrooms



12442 sq. ft.



.23 Acre

Beautifully updated and move-in ready, this exceptional home offers refined coastal living in a prime location. Thoughtfully enhanced with attention to every detail, with over \$100K of custom grade improvements inside and out, nothing has been overlooked. White picket-fenced back and side yards, paver driveway and walkway, new architectural roof, and thoughtful landscaping add to the home's impressive curb appeal. The spacious screened-in lanai leads you out to a private and maintenance-free back yard with newly installed high-end artificial grass and a stone retaining wall. Enjoy the tranquility, listen to the songbirds, and watch for herons and owls that frequent the spring-fed tidal creek. Inside, the chef's kitchen features a beautiful tile backsplash, an oversized island, quartz countertops, custom pantry storage, and smart under-cabinet lighting, designed for effortless entertaining and everyday living. Premium carpentry includes 4" plantation shutters throughout, custom closets, bamboo hardwood flooring and a luxurious walk-in shower. A premium, variable-speed, brand-new Trane HVAC system, Wi-Fi-enabled garage door opener, smart irrigation control, whole-house water filter, and a salt-free softener enhance comfort and efficiency. The spacious primary suite offers a relaxing retreat with quartz dual vanities, a soaking tub, a separate shower, and an oversized walk-in custom closet system. Additional highlights include whole-home hurricane shutters and thoughtfully designed storage throughout. Blending modern upgrades with timeless style and low-maintenance outdoor living, this beautifully appointed residence delivers a welcoming, high-end lifestyle in one of the area's most desirable neighborhoods with a low HOA and a private kayak dock.



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MORE INFO**



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UPDATES & FEATURES:

- Whole Home Carbon Water Filtration System
- Salt Free Water Softener
- Designer Landscaping
- Custom Stone Retaining Wall
- LG & Bosch Stainless Steel Appliances
- 4x6 Shed on Concrete Slab
- Custom Closet Storage Systems
- Whole Home 4" Plantation Shutters
- Whole Home Hurricane Shutters
- Bamboo Hard Wood Flooring
- Termite Bond - Renews August 2026
- Architectural Roof - 2023
- Variable Speed TRANE HVAC - 2026
- Water Softener - 2020
- 20 Year Turf Warranty

SMART SYSTEMS:

- Smart Garage Door Opener
- Smart Irrigation
- Smart Under Cabinet Lighting
- Smart Home Security with Keyless Entry



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Learn More at [NicoleReams.com](https://www.NicoleReams.com)