



# 11467 TROTTING DOWN DRIVE

11467 TROTTING DOWN DRIVE, Odessa, FL, 33556

\$ 1,599,000

					
<b>7</b>	<b>7 +</b>	<b>7,352</b>	<b>242,194</b>	<b>T2912935</b>	<b>2007</b>

Welcome to Three Runs Ranch, an exceptional Equestrian Estate nestled in the Private Gated Community of Citrus Green! Totaling 5.56 acres and secured by itâ€™s own and additional private gate, construction completed in 2008, this pristine estate offers 3 living dwellings (Main, In-Laws, Care Takers), total under roof sqft 11,343, total heated sqft 7,305, 4 car garage, 3 Paddocks (with irrigation) - including a clay/sand exercise track w/ lighting. MAIN HOUSE - 4626 sqft, 4 beds, 4.5 baths. The Master Suite is on the 1st floor with 2 walk-in closets and a luxurious bath. Gourmet Kitchen includes solid-wood-cabinets / Granite / SS app / walk-in Pantry. Additional features include Crown Molding, Plantation Shutters, 8ft doors, Bonus Room (14x30), backup Generator, screened-in open patio/lanai w/ in-ground salt water Hot Tub, & mature landscaping abound. IN LAW QUARTERS - 1200 sqft, separate / private entrance, over-sized Kitchen w/ Granite & SS appl, eat-in Kitchen, large bedroom w/ walk-in closet, handicap accessible bathroom, private covered parking, and screened in lanai. CARE TAKER SUITE - 1479 sqft, 2 beds, 2 baths, full kitchen w/ Granite & SS appl. BARN - solid concrete construction, 4 stalls, Tack Room w/ tongue & groove finish, Feed Room w/ ample storage space & shelving, double layer rubber matts over 36 inches deep rock/gravel for proper stall drainage, custom Wash Rack. Citrus Green has itâ€™s own private community horse trails. Citrus Park amenities and Veterans Expressway just 10 minutes away.

## Eva Aron

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