



PROPERTY HIGHLIGHTS

13711 LUSSIER LANE, SPRING HILL FL 34610

ELEGANT ENTRY

- Welcoming foyer with harlequin chequerboard marble floors
- Abundant natural light creates a grand first impression
- Open Living & Entertaining Spaces
- Seamless layout connecting the living room, dining room, and great room
- Vaulted cathedral ceiling with wood beams and a striking three-tier chandelier
- 3 Electric fireplaces as warm focal points
- 3 sets of Expansive sliding glass doors open to peaceful views of the surrounding property

GOURMET KITCHEN

- La Cornue French gas range with custom Euclid hood
- Quartz countertops with matching backsplash
- Soft-close cabinetry with slide-out drawers
- Custom sink system with cutting board, colander bins, and rack inserts
- Thermador paneled refrigerator and dishwasher
- Generously sized breakfast bar ideal for casual dining

BUTLER'S PANTRY

- Additional preparation space with countertop and sink
- Ample cabinetry for storage
- Secondary Thermador paneled refrigerator

PRIVATE OWNER'S SUITE (UPSTAIRS)

- Luxurious layout with access to a private balcony
- Spa-style bathroom featuring a freestanding soaking tub and a two-person shower with triple showerheads
- Thoughtfully designed for comfort and relaxation
- Electric fireplace enhances warmth and ambiance

ADDITIONAL BEDROOMS

- One guest suite located on the main level
- Three additional upstairs bedrooms with both front and rear balcony access
- Each of the four additional bedrooms features its own en-suite bathroom.



PROPERTY HIGHLIGHTS

13711 LUSSIER LANE, SPRING HILL FL 34610

FUNCTIONAL AMENITIES

- Mud and laundry room with sink, ample cabinet storage, and built-in desk
- Powder room for guests

OUTDOOR LIVING

- Covered breezeway with waterfall feature and outdoor shower
- Rear balcony with staircase leading to the backyard
- Exceptional acreage ideal for equestrian use, gardens, or simply enjoying the natural surroundings

MECHANICAL & UTILITY DETAILS

- Durable metal roof
- Dual HVAC systems (separate zones for upstairs and downstairs)
- Climate-controlled garage with mini-split system
- Well with pumphouse, general filtration, and softener system
- Septic system
- Dual tankless propane water heaters
- Submerged propane tank
- Recessed lighting and ceiling fans throughout interior and covered porches
- 10.5-foot ceilings and oversized 8-foot doors (36" wide)