

# HERON CREEK GOLF & COUNTRY CLUB

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**1230 CREEK NINE DRIVE**



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FULFILLING LIFESTYLE DREAMS

  
Peter G. Laughlin  
GROUP

## 1230 CREEK NINE DRIVE

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Enjoy your Florida lifestyle in this very spacious home in Heron Creek Golf & Country Club, North Port's premier country club community in a prime location convenient to I-75, US-41 and lifestyle amenities.

The well-designed floorplan has four bedroom, three baths, office, loft/bonus room, formal dining and central great room that connects to all other areas of the home. The great room also opens to the covered lanai and heated pool/spa creating a relaxed, integrated space to enjoy indoor/outdoor living. The kitchen has solid-wood cabinets, granite countertops, stainless appliances, eat-in counter and closet pantry. The owner's suite on the first floor has a sitting area and direct access to the pool -- ideal for indulging in a morning or evening swim. The ensuite master bath has dual vanities, garden tub, walk-in shower and two walk-in closets. A private guest wing provides access to the guest room and bath. The guest room has sliding glass doors to the entry courtyard. Upstairs, a large bonus room has two built-in desks and leads to two additional bedrooms that share a bath.

Heron Creek Golf & Country Club provides a natural setting with well-maintained landscape bordered by natural buffers, native trees and lakes that sustain wildlife habitats. 430 acres of the 676-acre community are set aside as open space. Membership at Heron Creek Golf & Country Club is required. Three levels of membership are available. Facilities include 27 holes of championship golf, 25-acre golf learning center, recreation pool, fitness center and lighted har-tru tennis courts. Members can partake in an active social life with community events and activities.

**Photos, video and 3D tour of this home available at:**  
**PGL.Group/1230CreekNine**





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### HERON CREEK GOLF & COUNTRY CLUB

- Buyers required to join the country club and select from one of three membership levels starting at \$234/mo, plus a one time initiation fee of \$3,000
- Buyers required to pay a one-time capital contribution fee equal to 1/4 of the annual HOA dues (\$1059)
- Gated community
- Clubhouse with restaurants, meeting rooms, Golf Pro Shop and locker rooms
- 27 holes of championship golf
- 25-acre golf learning center and practice facility
- Fitness center
- Heated resort pool and spa with sun deck
- 5 lighted har-tru tennis courts and Pro Shop
- Social events and activities
- Convenient location:
  - Adjacent Towne Center shopping, dining and services
  - Performing arts center
  - Athletic fields
  - Easy access to I-75
  - Excellent school district:
- Natural setting:
  - Native landscape bordered by natural buffers, native trees and lakes that create wild habitats
  - 430 acres of the 676-acre community are set aside as open space



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## EXTERIOR

- 8,593 sq. ft. | 0.2 acre
- 2-car garage + 1-car garage
- Screened-in heated pool/spa



## INTERIOR

- 3,144 sq. ft. A/C | 4,090 total
- 4 bedrooms, 3 baths
- Formal dining room
- Home office
- Bonus room
- Central vacuum

## FOYER

- Size: 6'11" x 5'0"
- Tile floor
- 20'5" ceiling
- Chandelier



## GREAT ROOM

- Size: 22'3" x 17'9"
- Tile floor
- Ceiling fan with light
- Sliding glass doors to covered lanai



## DINING ROOM

- Size: 11'10" x 10'10"
- Carpet
- Stepped ceiling
- Chandelier



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## KITCHEN

- Size: 13'0" x 12'6"
- Tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Wood cabinets
- Granite countertops
- Under-cabinet lighting
- Tile backsplash
- Stainless steel appliances:
  - Range with gas stove and regular oven
  - Over-range microwave
  - Side-by-side refrigerator/freezer
  - Dishwasher
- Two-bowl sink with disposal
- Closet pantry



## BREAKFAST ROOM

- Size: 10'10" x 9'4"
- Tile floor
- Chandelier
- Windows with pool view
- Built-in desk with granite top, drawers and upper storage cabinets



## OFFICE

- Size: 13'0" x 11'0"
- Carpet
- Ceiling fan with light





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### LAUNDRY

- Size: 7'3" x 6'6"
- Tile floor
- Upper cabinets
- Laundry sink
- Washer and dryer
- Hanging rod



### MASTER BEDROOM

- Size: 19'11" x 13'10"
- Carpet
- Stepped ceiling
- Ceiling fan with light
- Windows with pool view
- Full-light door to covered lanai



### ENSUITE MASTER BATH

- Tile floor
- 2 solid-wood vanities with granite tops
- Wall mirrors
- Vanity lights
- Mirrored medicine cabinets
- Garden bathtub with tile surround
- Walk-in shower with tile floor/walls, built-in bench and glass door
- Water closet
- 2 walk-in closets



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### GUEST BEDROOM

- Size: 12'9" x 11'0"
- Carpet
- Ceiling fan with light
- Sliding glass doors to front courtyard



### GUEST BATH

- Tile floor
- Solid-wood vanity with granite top
- Wall mirror
- Vanity lights
- Bathtub/shower with tile walls
- Mirrored medicine cabinet



### LOFT/BONUS ROOM

- Size: 22'5" x 12'7"
- Carpet
- Ceiling fan with light
- Oversize windows with lake view
- Dual built-in desks with upper and lower storage cabinets
- Storage closet



### BEDROOM 3

- Size: 13'4" x 11'0"
- Carpet
- Ceiling fan with lights
- Walk-in closet



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### BEDROOM 4

- Size: 14'3" x 11'5"
- Carpet
- Ceiling fan with lights
- Walk-in closet



### BATH 3

- Tile floor
- Wood vanity with granite top
- Wall mirror
- Vanity lights
- Mirrored medicine cabinet
- Bathtub/shower with tile walls



### 2-CAR GARAGE

- Size: 20'0" x 19'6"
- Painted concrete floor



### 1-CAR GARAGE

- Size: 9'11" x 18'10"
- Painted concrete floor
- Alcove with pegboard and upper cabinets

### COVERED LANAI

- Size: 19'11" x 11'0"
- Textured concrete floor
- Ceiling fan
- Ceiling lights
- Sliding glass doors to great room
- Door to master bedroom
- Outdoor kitchen hook-ups for gas, water and plumbing





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### HEATED POOL & SPA

- Size: 27'8" x 13'8"
- Screen enclosure
- Gas heater
- Child safety fence
- Salt water chlorination



**Nancy Endara | 941.323.1700**  
**Nancy.Endara@PremierSIR.com**  
**PeterGLaughlin.com**

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