



14372 BLACKBERRY DRIVE

14372 BLACKBERRY DR, WELLINGTON, FL 33414

\$699,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Welcome to 14372 Blackberry Dr, Wellington, FL, a beautifully upgraded one-level, 4BR/2BA/2CG waterfront pool home on .23 acres w/ NO HOA, in Sugar Pond Manor. Major upgrades include new roof- 2024, impact windows and sliders- 2020, two A/C units- 2024 & 2019, accordion shutters, epoxy garage floor, full irrigation & more! This home blends character & modern updates. A grand entry with solid double mahogany doors opens to travertine marble flooring in the main living areas & -inch rose hardwood floors in BR's & DR. The LR features a cedar ceiling, stone wood-burning fireplace, wet bar w/ a custom copper sink & a Baby Grand piano; perfect for entertaining.

Garage Count: 2 Car Garage,
Sewer: Public,
Pool Description: Pool,
Cooling: Central A/C,
Water: City Water

\$699,000



The custom island kitchen offers wood cabs, granite c-tops, SS KitchenAid appliances + 2nd SubZero fridge w/ dual drawers, convection oven, raised dishwasher, custom built-in bench w/ bookshelf and many pots/pans drawers & pull-outs for ample storage. The spacious primary suite includes cedar wood ceiling detail, a built-in sauna, walk-in closet w built-ins, a bidet, onyx vessel sink & a sunken Roman tub w/ over 6' of marble. The second bath was newly reno'd w/ marble & a walk-in shower, crown molding in all BR's, custom closet in BR 2 with an additional large flex space that can be used as a walk-in closet, sitting area etc & all interior doors are solid six-panel wood doors. Enjoy water views from the screened lanai overlooking a 22,000-gallon resort-style pool featuring a rock waterfall, water slide, dragon water feature, and 6-person bench seating. The outdoor kitchen includes a built-in grill, two-burner stovetop, smoker, rotisserie, sink & Kegerator; ideal for South Florida living & entertaining. Wellington has great schools, restaurants, shopping and is internationally known as the 'Winter Equestrian Capital of the World.' Garage was fitted w/ additional work lighting & air compressor hose attached to the ceiling.



Buyer will need to buy new compressor if they want to use it. Some TLC needed but big ticket items are done.



