

**2349 PAULETTE DRIVE**

2349 PAULETTE DR, HAINES CITY, FL 33844

**\$285,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

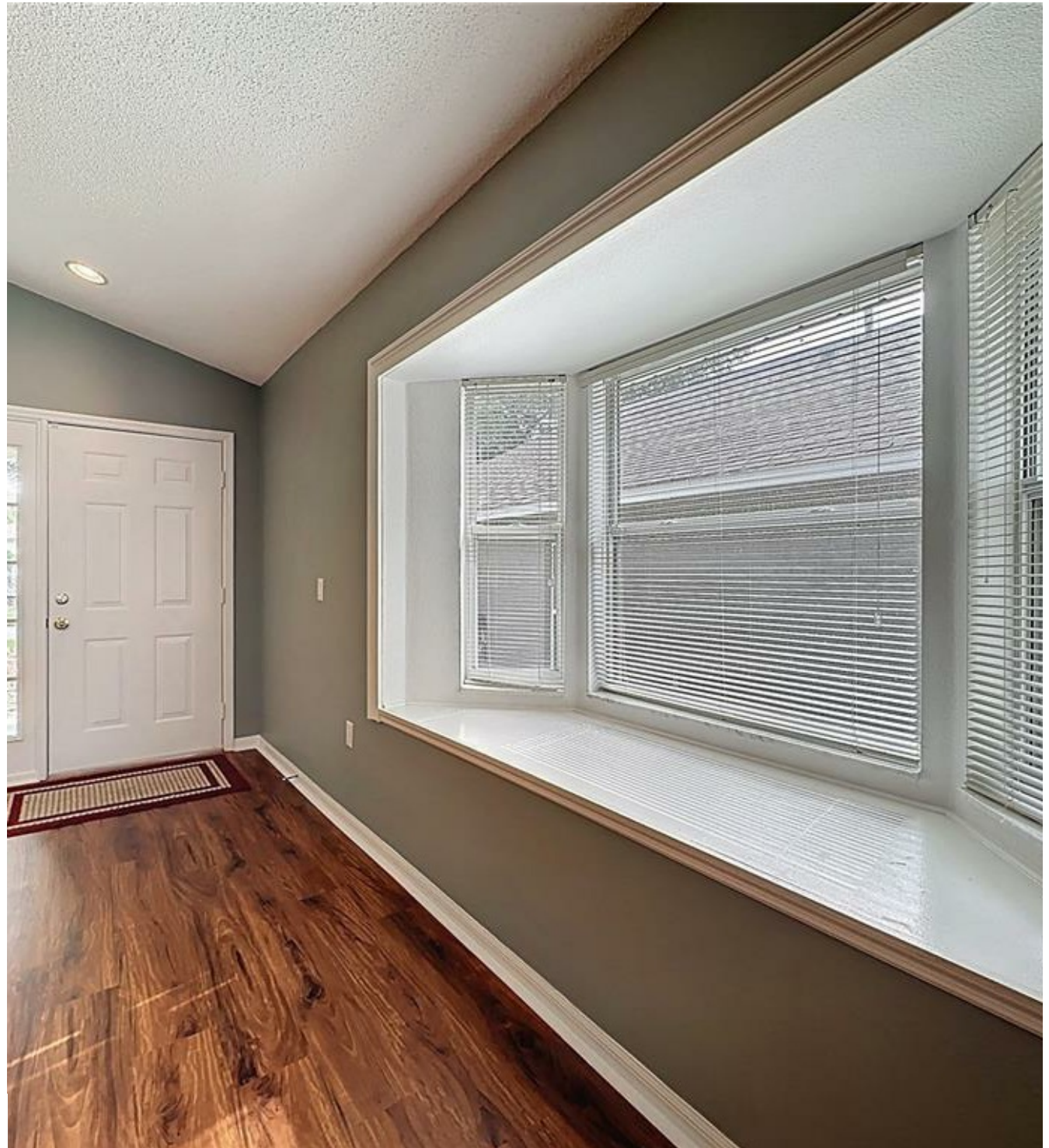
## 2349 PAULETTE DRIVE

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33844

Under contract-accepting backup offers. PRICE IMPROVEMENT - FANTASTIC VALUE. Welcome to this charming 3-bedroom, 2-bathroom home located within the sought-after, master-planned Southern Dunes community. Known for its award-winning golf course, gated and guarded entry, and fantastic amenities-including a great clubhouse and floodlit driving ranges-this is where lifestyle and community meet. This home has been thoughtfully updated for worry-free living. Major upgrades include a 2021 roof, 2022 AC, 2024 water heater, upgraded primary shower, vinyl fencing, and an enlarged screened patio-all completed in 2021. Kitchen appliances were replaced in 2021, and laundry appliances in 2023.

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

**\$285,000**



Inside, the Lagoon model offers no carpet-just easy living and a bright open flow. The informal living, dining, and breakfast nook connect seamlessly to the kitchen and extend to the screened patio-an ideal spot to enjoy shaded afternoons under the mature trees. The primary suite opens directly onto the lanai and features a walk-in closet and upgraded en-suite shower. Two additional bedrooms, a full bathroom, and a flexible office/den (that can double as a guest space) round out the home. Conveniently, the community pool for Paulette Dr residents is right across from the front door-perfect for a refreshing swim without the maintenance of a private pool. Whether you're a golfer or simply seeking a vibrant community, Southern Dunes offers playground, small fitness center and the community pool, it's the best of both worlds-luxury living, unbeatable amenities, and convenient access to all Central Florida has to offer.

