

228 MILLS CREEK TRACE

LAKE TOXAWAY ESTATES







THE PROPERTY

Overlooking the scenic 4th hole, this beautifully crafted mountain retreat blends timeless design with exceptional spaces for entertaining. Highlights include a soaring great room with a native stone fireplace, a well-appointed kitchen with granite countertops and stainless appliances, and a screened porch with a second fireplace for year-round enjoyment. Reclaimed timber trusses, wide plank oak floors, and custom finishes add warmth throughout, while the upper level offers additional living space, a bonus room, and an exercise room. Complete with a cobblestone paver driveway, 2-car carport, and peaceful golf-side setting, this turnkey home offers effortless mountain living from day one.

PROPERTY TYPE	RESIDENTIAL
BUILT IN	2003
SQFT.	4,478
LAND	1.043
BEDROOMS	4
FULL BATHROOMS	4
HALF BATHROOMS	1

KEY FEATURES

- 1 Golf course views
- 2 Native stone fireplaces
- 3 Screened outdoor living
- 4 Gourmet kitchen
- 5 Reclaimed timber details
- 6 Bonus & exercise rooms

EXTERIOR

Thoughtfully designed to complement its mountain surroundings, this residence showcases timeless craftsmanship and inviting outdoor living spaces. A screened porch with a native stone fireplace overlooks the scenic golf course, creating the perfect setting for year-round relaxation and entertaining. The cobblestone paver driveway, natural boulder landscaping, and spacious parking area with a two-car carport provide both exceptional curb appeal and everyday convenience.







KITCHEN

Designed for both everyday living and effortless entertaining, the kitchen combines timeless finishes with exceptional functionality. Granite countertops, stainless steel appliances, and abundant cabinetry provide plenty of workspace and storage, while the open layout keeps everyone connected to the surrounding living spaces.

KEY FEATURES

Granite Countertops

Stainless steel appliances

Abundant cabinet storage

Open-concept layout

DETAILS

STYLE	TRADITIONAL
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SQFT.	279
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FINISHES	GRANITE
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PRIMARY BEDROOM

A peaceful retreat designed for comfort and relaxation, the primary suite offers generous proportions and refined mountain character. Thoughtful architectural details and warm natural finishes create an inviting atmosphere, while its private setting provides the perfect place to unwind after a day on the golf course or exploring the mountains.





KEY FEATURES

Private Covered Porch

Spacious Private Retreat

Warm wood finishes

Peaceful atmosphere

DETAILS

STYLE	TRADITIONAL
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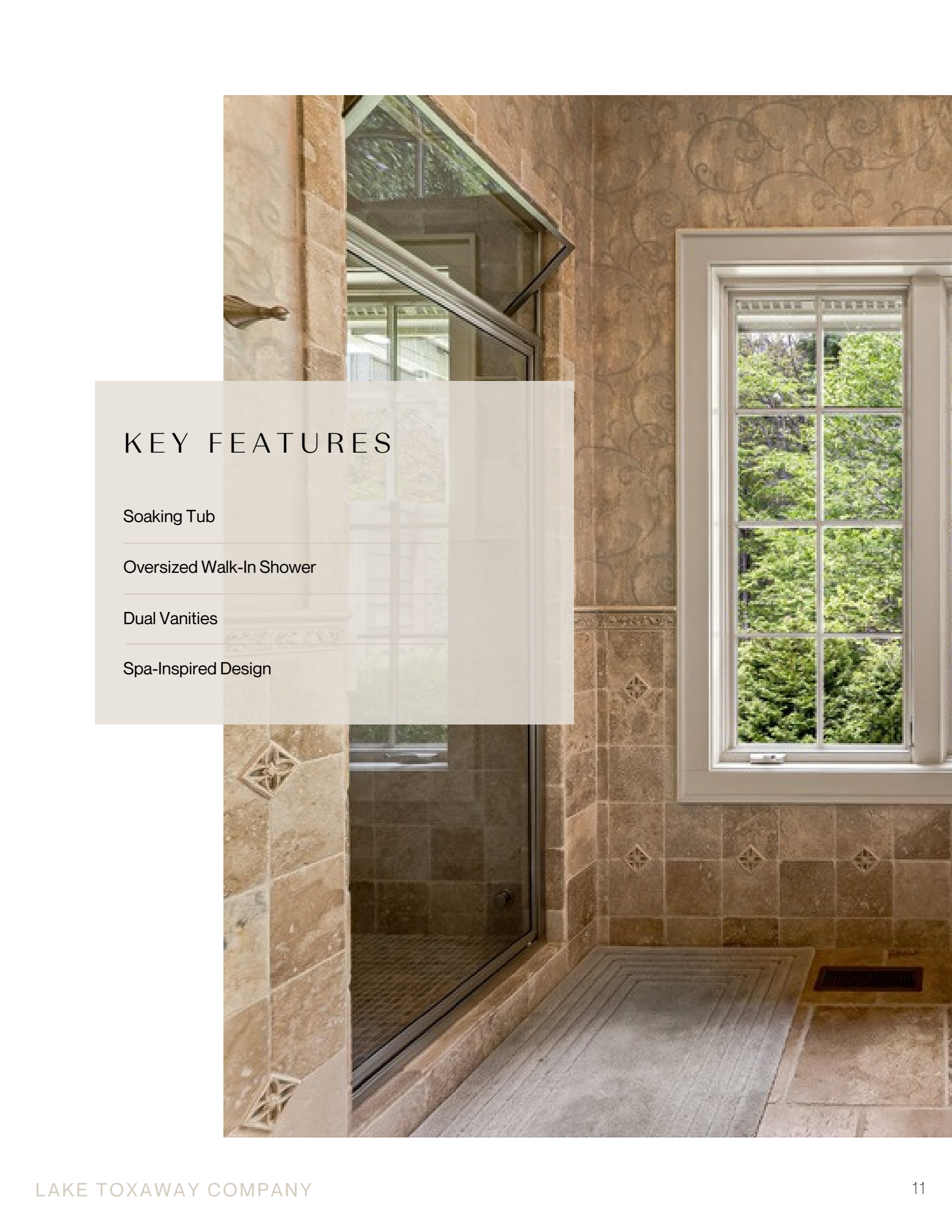
SQFT.	395.25
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PRIMARY BATHROOM

Designed to complement the home's refined mountain style, the primary bath offers a spacious, private setting that enhances the comfort of the primary suite. Its thoughtful layout provides a relaxing space to begin and end each day while maintaining the timeless character found throughout the home.





KEY FEATURES

Soaking Tub

Oversized Walk-In Shower

Dual Vanities

Spa-Inspired Design

BEDROOM 02

Tucked away on the upper level, this inviting guest suite offers a unique and private layout with access through the adjoining exercise room. Warm finishes and a peaceful setting create a comfortable retreat, making it an ideal space for overnight guests or extended family while maintaining a sense of privacy from the main living areas.





BEDROOM 03

Comfortable and welcoming, this upper-level guest bedroom offers a quiet retreat with warm mountain character and plenty of natural light. Its thoughtful placement provides privacy for family and guests while remaining conveniently connected to the home's upper-level living spaces.

KEY FEATURES

Bright and inviting

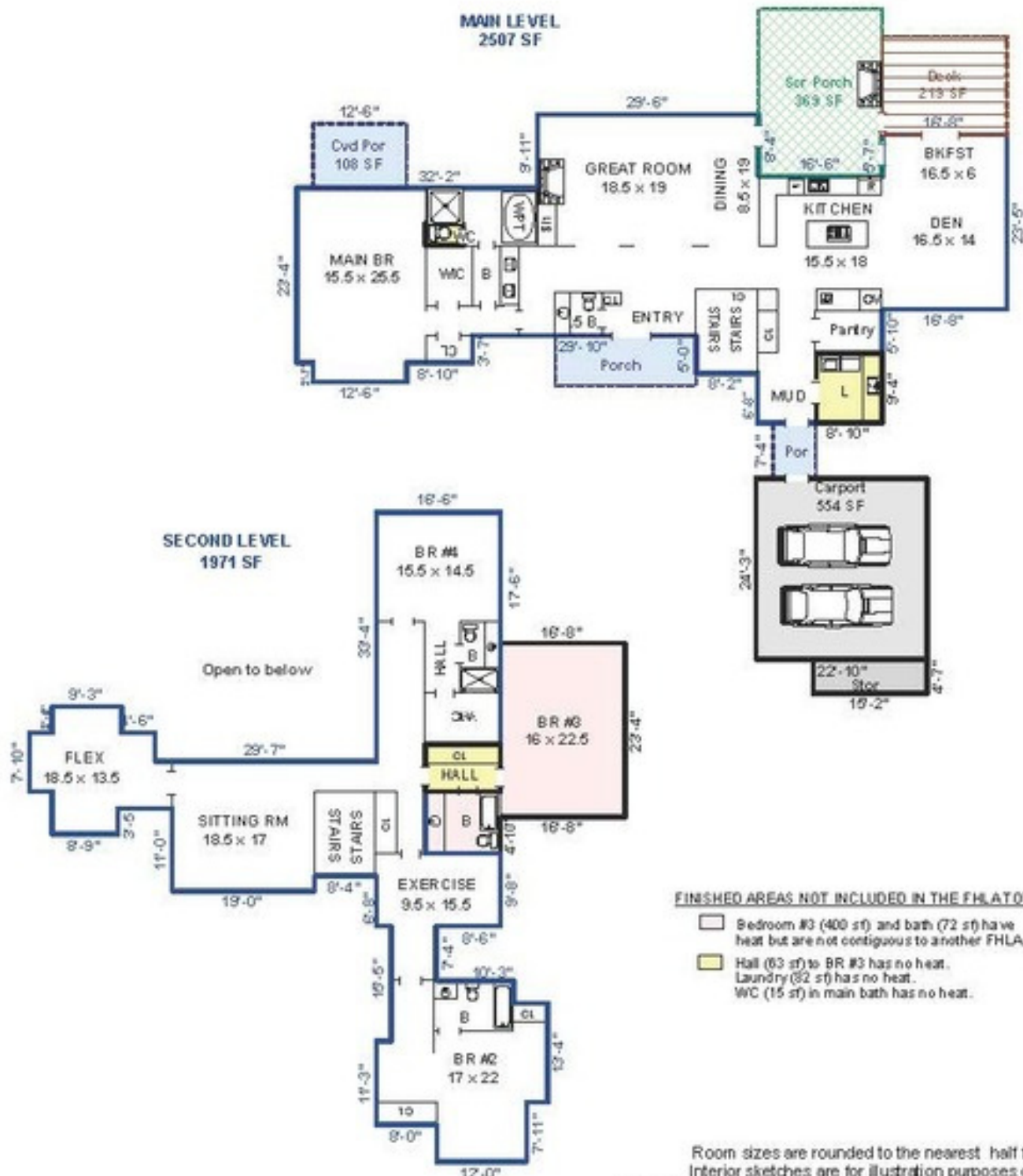
Private upper-level location

Warm mountain finishes

BEDROOM 04

Offering comfort and privacy, this spacious guest bedroom provides a peaceful retreat for family and visitors alike. Thoughtfully positioned on the upper level, it complements the home's functional layout while maintaining the warm character and craftsmanship found throughout.



FINISHED HEATED LIVING AREA (FHLA)
MAIN LEVEL = 2507 SF
SECOND LEVEL = 1971 SF

FINISHED AREAS NOT INCLUDED IN THE FHLA TOTAL

- Bedroom #3 (400 sf) and bath (72 sf) have heat but are not contiguous to another FHLA.
- Hall (63 sf) to BR #3 has no heat.
- Laundry (32 sf) has no heat.
- WC (15 sf) in main bath has no heat.

Room sizes are rounded to the nearest half foot.
Interior sketches are for illustration purposes only.
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LIVING & DINING

Designed for gathering, the open living and dining areas showcase soaring ceilings, reclaimed timber trusses, and a massive native stone fireplace that anchors the space. Warm wood finishes and expansive windows create an inviting atmosphere, while the seamless connection to the kitchen and screened porch makes entertaining effortless.





KEY FEATURES

Soaring Vaulted Ceilings

Native Stone Fireplace

Reclaimed timber trusses

Open-concept design

ENTERTAINING

Beyond the main gathering areas, multiple flexible living spaces provide room to relax, entertain, and enjoy the home's inviting mountain atmosphere. A cozy den, casual breakfast area, and charming upper-level sitting room offer comfortable places to gather with family, host guests, or unwind with peaceful golf course surroundings.





BONUS SPACE

Designed with flexibility in mind, the upper level offers additional spaces that easily adapt to your lifestyle. A versatile flex room is ideal for a home office, media room, or playroom, while the dedicated exercise room provides a convenient space to stay active without leaving home.





OUTDOOR LIVING

Designed to embrace the beauty of its mountain setting, the outdoor spaces offer the perfect balance of relaxation and entertaining. The screened porch, complete with a native stone fireplace, provides a comfortable retreat in every season, while the peaceful golf course views and natural surroundings create an inviting backdrop for gathering with family and friends.





KEY FEATURES

Scenic golf course views

Screened porch with stone fireplace

Beautiful mountain setting



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