

# 12024 Saverio Lane, Jacksonville FL 32225



**Welcome home to your Adorable Abode!** Your **3 BR, 2 BA, single story** home awaits you in **The Valley at Hidden Hills**. This tree-lined and established neighborhood is close to the Fort Caroline National Memorial, the beautiful Timucuan Ecological and Historical Preserve and within walking distance to family and dog friendly Ed Austin Regional Park.

**The home is move-in ready.** No need to worry about outdated systems or features as the owners completed many updates and upgrades! **Importantly, the HVAC (2020) and roof (2019) are newer and will not need to be replaced.**

You'll enjoy luxury vinyl plank (LVP) flooring in the kitchen and bathrooms that is waterproof and has a 20-year warranty. There are newer windows in the kitchen, over the front door, and in the primary bathroom; newer easy glide sliding glass door; newer stove, dishwasher, refrigerator, clothes washer, and hot water heater; newer toilets; and newer attic insulation throughout the home. A spacious deck with storage underneath was also added. There are custom window treatments throughout the home as well. The high ceilings provide a light and open feel.

The garage holds two cars and includes an automatic garage door. There is easy access attic storage through the garage, and a generator passthrough outlet in the garage. Take advantage of all the amenities The Valley at Hidden Hills neighborhood has to offer including a clubhouse, tennis courts, two community pools, a playground, pickleball courts and a location which is walking distance to Ed Austin Park and across from Hidden Hills Country Club.

## Desirable Features of 12024 Saverio Lane

- 3 BR/2BA single family one-story home
- High ceilings provide a light and open feel
- So many upgrades and updates!
  - New roof and warranty that stays with the home – April 2019
  - New HVAC system - August 2020
  - Luxury vinyl plank (LVP) flooring in kitchen & bathrooms - April 2021
  - New toilets - April 2021
  - New windows in the kitchen, over the front door, primary bathroom, and new easy-glide sliding glass door - October 2021
  - New clothes washer - September 2022
  - New dishwasher, hot water heater, stove/oven - 2021
  - New refrigerator – September 2017
  - Attic insulation replaced throughout the home -- April 2022
  - New deck with storage underneath -- October 2018
- Custom window treatments
- Two car garage with automatic door
- Generator passthrough outlet in garage (not connected to circuit breaker)
- Attic storage through garage

Amenities available in The Valley at Hidden Hills neighborhood:

- Access to the Clubhouse
- Two community pools
- Playground
- Pickleball and tennis courts
- Walking distance to Ed Austin Park
- Across from Hidden Hills Country Club
- Close to Fort Caroline and the Timucuan Ecological and Historic Preserve

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