

## OUR 10+ FAVORITE FEATURES

- \* 4/3/3 - 2,733 Sq/Ft - 2005 - Brilliant 3-Way-split open-floor-plan.
- \* Conveniently situated - just minutes from the I-75, The Mall & AMC.
- \* A real breathtaking CONSERVATION view to *enjoy from 4 separate rooms everyday* - hard to believe you can get this in the heart of Brandon.
- \* Spacious **Formal Living room** off tiled entrance - stunning glass front door - lovely front view.
- \* Generous **Dining room** off kitchen with ample room for an extendable table for Thanksgiving & Christmas occasions.
- \* Wow - gotta love this open plan **Family room** - warm & inviting - the best conservation view - sliding doors onto covered patio for great barbeques.
- \* Oak finish **Kitchen** with ample counter space, tiled floors, crown molding, breakfast counter, matching appliances & pantry closet.
- \* **Dinette** with panoramic views from 2 windows onto this breathtaking conservation - what a perfect place to enjoy breakfast everyday.
- \* A **Master bedroom** big enough to run around in - lovely bay windows giving 3 separate conservation views.
- \* Tastefully tiled **Master bathroom** with garden tub, separate shower, his&hers vanities, separate toilet, linen closet onto huge walk in closet.
- \* Large **Study** off front entrance with front view & privacy doors.
- \* **3** Other generous **bedrooms**, **2** more gorgeous **bathrooms**, separate **laundry** & **3 garages** - what are you waiting for - come, see & be dazzled.