

## OUR 10+ FAVORITE FEATURES

- \* The open spacious floor plan which is wonderful when entertaining family & friends.
- \* On a 'fanned lot' with plenty of room between houses.
- \* Sipping my morning coffee out on the lanai while watching TV.
- \* All our large kitchen counter space for whipping up those home cooked meals.
- \* Sitting at the breakfast bar while my husband does the dishes after dinner.
- \* Watching football on the weekends w/ my surround sound system turned way up!
- \* A bathroom for everyone in our family of three.
- \* Just relaxing in my bedroom on my leather chair catching up on the news.
- \* Watching movies on the weekends snuggled up in our family room.
- \* Barbecuing on the grill and watching the sunset while eating dinner on the screened lanai.
- \* The curb appeal of our home.

### **House description...**

- \* 4/3/2 - 2,014 Sq/Ft - Brilliant 3-Way-split open-floor-plan - This stunning home says a BIG, "Hello & Welcome Home!!" from the second you walk in.
- \* In FishHawk Ranch with all it's most desirable amenities, including 20 Miles of wooded trails - Excellent in-community schools - Convenient to shops.
- \* Tastefully decorated 'Formal Living Room' with rich upgraded wooden floors through most of the house.
- \* Spacious & inviting 'Dining room' - open to 'Family room'.
- \* 'Family / TV room' open plan to Kitchen - with the TV wall perfectly positioned so the cook doesn't miss any of the fun.
- \* Kitchen with endless cupboard space and attractive 'diamond patterned' floor tiles - includes a built in computer station & intercom system.
- \* Dinette off Kitchen with sliding doors onto Patio - pleasant wooded back view.
- \* Generous 'Master Bedroom' with view of lovely back yard trees - a pleasant setting to wake up to over a cup of coffee.
- \* Good size 'Bedroom 4' with a bright front view & 'plantation shutters' for privacy - 'Bedroom 3&4' share 'Bathroom 2'.
- \* 'Bathroom 3' is 'O, so appealing' & convenient to 'Bedroom 2'.
- \* Extended 'Lanai / Patio' with 2 sets of sliding doors - one from the 'Family room' & the other from the Dinette - perfect for a barbeque & party with your surround sound system.