

Re: 6138 Kestrelridge Dr, Lithia, FL 33547 USA

Dear Prospective Buyer

We love this home & know you'll be as happy as we were here.

OUR 10 FAVORITE FEATURES - WHY WE BOUGHT THIS HOME

1. Brilliant open floor-plan – perfect for entertaining
2. Cooking on the BBQ out on the Lanai – it's so quiet & peaceful
3. **Oversized conservation lot** – plenty of room between houses
4. Top of the line quality Arthur Rutenberg home
5. Architectural details, design & great finishing touches
6. Bose surround sound system
7. It's a safe gated community – Kestrel Ridge is wonderful, as is FishHawk Ranch
8. Sipping early morning coffee in bed looking out on our conservation area
9. Miles of wonderful concrete running/walking trails in the woods
10. Excellent in-community A-grade schools

Have a great day!

Marshall & Colleen