

March 1, 2007

Re: 3739 Lithia Pinecrest Rd, Valrico, FL 33594 USA

Dear Prospective Buyer

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

### **OUR 10 FAVORITE FEATURES - WHY WE BOUGHT THIS ESTATE**

1. 12 'Garden of Eden' acres
2. Convenience – on the doorstep of Valrico's business district
3. 4,000+ Sq/Ft charming country home
4. 2 Stocked fishing ponds
5. Quiet, peace & tranquility
6. 1,000+ Sq/Ft Entertainment Den perfect for parties & poker nights
7. Family baseball field
8. Grand, long 'oak tree lined' driveway entrance
9. Caretaker modular home on-site
10. 2 Workshop sheds & 8 double length/height carports (could be stables)

Have a great day!

**Nathan**  
Current Owner