

## OUR 10+ FAVORITE FEATURES

1203 Laurie Sue Ct, Brandon, FL 33511

- \* This home has such character & charm and a brilliant floorplan.
- \* Great location - close to SR-60 business district.
- \* A well kept home.
- \* Built in 1999.
- \* 4.3.2 + Extra Large Bonus Room ~ 2,738 Sq/Ft.
- \* Attractive tiled roof - no roof replacement needed every 15 years.
- \* On a family safe cul-de-sac.
- \* Reception Foyer / Large **Formal living** room - diamond layout 18" tiles - double front doors - stately pillars - attractive stairway.
- \* Huge **Dining room** with sliding doors onto large covered patio.
- \* High ceiling **Family room** off open plan kitchen.
- \* Large **Dinette** in Kitchen - tiled floors.
- \* Large **Kitchen** with 42" Cherry cabinets, Corian counters, integrated sink, stainless appliances, breakfast bar & closet pantry.
- \* Very large **Master Bedroom** with room for a parlor sitting area.
- \* Large **Master bathroom** has garden tub, his&hers vanities and a separate shower.
- \* Extra large upstairs **Bonus room** with full 3rd bathroom and upstairs deck overlooking pool.
- \* Large **Pool** with lanai and paving.
- \* **Bathroom 2** for bedrooms 2, 3 & 4.
- \* Separate **Laundry**.
- \* Two Car **Garage**.