

May 29, 2007

Re: 2451 Lake Woodberry Cir, Brandon, FL 33510 USA

Dear Prospective Buyer

I love this home & will miss it with many fond memories.

MY FAVORITE FEATURES - WHY I BOUGHT THIS HOME

1. **Conveniently located** just minutes from I-75/60, Westfield Mall & Regency Mall/Movies
2. **End unit** adds \$5k value
3. **Good fishing** & boating on large lake w/ peace & quite
4. 1 Minute's walk to Lake Woodberry & **walking trails** around 2nd smaller lake - a dog lover's paradise
5. Lovely community **Pool**
6. Well designed **Kitchen** w/ tiled floor & generous pantry
7. **Screened Lanai** off Kitchen with secure storage room - perfect for a barbeque
8. **Large Master Bedroom** with a view
9. **Large Master Suite** with garden tub/shower
10. Good size **2nd Bedroom** with front view
11. Secure shaded playground for kids
12. Gated community
13. Appealing neighborhood
14. Basic cable, water & ALL external maintenance included in HOA.

Have a great day!

Brian Mest

Current Owners