

Includes a lovely large **BONUS** room ~ Great **LOCATION** just off 60 & Lithia Pinecrest Rd

**Excellent Condition** ~ Shows **Extremely Well** ~ **Magnificent Oak Trees**

710 Westbrook Ave, Brandon, FL 33511 ~ Exceptional Value @ **\$150,000**



**Great location** - just off 60/Lithia Pinecrest Roads § **Excellent condition** - shows extremely well § **3 Bedroom+ Bonus** § 1189 Sq/ Ft § Charming & cosy **Family room** with parquet flooring & attractive neutral wall colors § Very large **Bonus room** - perfect for a home office - or a gym, media or pool room - or a bar & entertainment den as the side door leads to the outside patio where you can barbeque § A lovely **country Kitchen** feel with washed stone backsplash - all kitchen appliances included § **Dinette** with lovely front view § Good size **Master bedroom** with closet and private half bathroom (easily converted into a full bathroom) § **Bedroom 2&3** share a lovely **full Bathroom** § Has a separate **laundry** § Private side **Patio** off bonus room - perfect for a barbeque or to enjoy a early morning cup of coffee in the fresh air § Includes a 10x10 garden shed § Has a lovely fenced in back yard - perfect for Rover to romp in § **1 Year home warranty.**

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1,189 Sq/Ft  
Built in 1962  
Shows So Well  
MLS # T2257376

