

October 30, 2007

Re: 1725 Woodmarker Ct, Brandon, FL 33510 USA

Dear Prospective Buyer

We love this home & will miss it with many fond memories as we're being re-located up North.

OUR FAVORITE FEATURES - WHY WE BOUGHT THIS HOME

1. CONVENIENCE!!! - just minutes from the **60, I-75, I-4, Movie Theatres, Regency Mall, Westfield Super Mall, Target & a dozen Restaurants.**
2. Lovely lawns and trees - a stunning 'Private Conservation Paradise'.
3. A quiet, well maintained, gated community.
4. **5 Very large bedrooms** with the Master Downstairs (or Up) - i.e. it has 2 Master suites - perfect for guests to sleepover.
5. **Guest suite** with private bathroom.
6. 3.5 Bathrooms.
7. Enormous **bonus room** - or billiard, gym, play, entertainment or media room.
8. **Roomy** bright house - plenty of natural light.
9. **Open-plan kitchen** with oak finish cabinets.
10. A real **wood burning fireplace** for fun filled family nights roasting marshmallows
11. Stately oak/white banister staircase
12. An abundance of **storage**
14. **Large pie shaped lot** with plenty of space between you & your neighbors
15. At the end of a child safe **cul-de-sac**

Upgrades/Added Features (** = Energy Saver)

Wood-burning Fireplace
Security System
Gas Water Heater **
Wired for Surround Sound
Christmas tree package (additional outside outlets)
Wired for a pool
Culligan Water Filter in Kitchen
Extra-wide driveway
Neutral-Colored Vertical Blinds on All Windows
High-Quality Paint with Extended Warranty on Exterior
High-Quality Paint on Most Interior Walls (better than builder quality)
Cabinets in Laundry Room
Additional Shelving in Garage and some Interior Closets
Ceiling Fans in Most Rooms
De-humidifier on A/C units
Daily Programming Ability of Thermostats
Gas-Powered Heating Units**

Have a great day!

Doug & Crystal
Current Owners