

1216 BRANDON LAKES AVE, VALRICO

3 BEDROOM/2 BATH/2 CAR + LAKE FRONT + DOCK

- **ONE-OF-A-KIND WATERFRONT HOME OFFERING 60 FEET OF DIRECT FRONTAGE ON BEAUTIFUL VALRICO LAKE WITH A PRIVATE DOCK!**
- **FULLY REMODELED INTERIOR DESIGNED TO MAXIMIZE STUNNING LAKE VIEWS FROM NEARLY EVERY ROOM!**
- **BRIGHT, OPEN-CONCEPT LAYOUT WITH SEAMLESS FLOW BETWEEN THE KITCHEN AND GREAT ROOM!**
- **MAGAZINE-WORTHY KITCHEN FEATURES UPGRADED APPLIANCES, STRIKING COUNTERTOPS, CUSTOM CABINETRY, & STYLISH FLOATING SHELVES!**
- **INVITING GREAT ROOM WITH SHIPLAP ACCENT WALL AND A BUILT-IN OFFICE NOOK—PERFECT FOR WORKING WITH SERENE WATER VIEWS!**
- **UPSTAIRS PRIMARY SUITE OFFERING A PRIVATE AND PEACEFUL RETREAT WITH EN-SUITE BATH!**
- **TWO ADDITIONAL UPSTAIRS BEDROOMS SHARE A BEAUTIFULLY UPDATED FULL BATHROOM!**
- **DOWNSTAIRS ADDITIONAL LIVING AREA PROVIDES FLEXIBLE SPACE AND OPENS TO THE OUTDOOR PATIO THROUGH FRENCH DOORS!**
- **EXPANSIVE DECK OVERLOOKING THE LAKE—IDEAL FOR MORNING COFFEE, OUTDOOR DINING, OR RELAXING BY THE WATER!**
- **PRIVATE FLOATING DOCK PERFECT FOR FISHING BASS, BLUEGILL, OR CATFISH RIGHT FROM YOUR BACKYARD!**
- **ENJOY BOATING, SUNSET CRUISES, AND THE FULL LAKE VALRICO LIFESTYLE RIGHT FROM HOME!**
- **MAJOR UPDATES INCLUDE ROOF(2024), A/C(2021), & WATER HEATER(2021)!**
- **STORAGE SHED AND GARAGE WITH WORKBENCH OFFER ADDED FUNCTIONALITY AND SPACE!**
- **LOCATED IN A CHARMING NEIGHBORHOOD WITH NO HOA OR CDD FEES FOR ADDED FREEDOM!**