

# **3041 COLONIAL RIDGE DR, BRANDON**

## **3 BEDROOM/2 BATH/OFFICE/2 CAR**

- **BEAUTIFULLY HOME TUCKED AWAY ON A QUIET CUL-DE-SAC IN THE HIGHLY SOUGHT-AFTER COLONIAL OAKS NEIGHBORHOOD OF BRANDON!**
- **TANKLESS WATER HEATER OFFERS ENDLESS HOT WATER AND EFFICIENCY!**
- **MAJOR UPDATES INCLUDE A NEW ROOF (2024) AND A/C SYSTEM (2020)!**
- **OPTIONAL HOA ADDS FLEXIBILITY AND VALUE!**
- **SPACIOUS FORMAL DINING ROOM FILLED WITH NATURAL LIGHT, CREATING A BRIGHT AND WELCOMING FIRST IMPRESSION!**
- **LIGHT AND AIRY INTERIOR WITH LUXURY VINYL FLOORING, FRESH PAINT, AND ABUNDANT WINDOWS THROUGHOUT!**
- **STUNNING, UPDATED KITCHEN FEATURING BRAND-NEW QUARTZ COUNTERTOPS, WHITE CABINETS, STAINLESS STEEL APPLIANCES, AND BREAKFAST BAR SEATING!**
- **PRIVATE PRIMARY SUITE POSITIONED SEPARATELY FOR ADDED TRANQUILITY AND COMFORT!**
- **BEAUTIFULLY REMODELED EN-SUITE BATH WITH DUAL VANITIES, SOAKING TUB, SEPARATE SHOWER, AND ELEGANT MARBLE FLOORING!**
- **TWO ADDITIONAL SPACIOUS BEDROOMS LOCATED ON THE OPPOSITE SIDE OF THE HOME FOR PRIVACY AND CONVENIENCE!**
- **WELL-APPOINTED FULL GUEST BATH SERVING SECONDARY BEDROOMS!**
- **BEAUTIFULLY LANDSCAPED YARD WITH A PAVED PATIO—PERFECT FOR RELAXING OR HOSTING GATHERINGS!**
- **STORAGE SHED PROVIDES ADDED FUNCTIONALITY AND EXTRA SPACE!**
- **IN-GROUND PROPANE TANK IDEAL FOR OUTDOOR COOKING AND ENTERTAINING!**
- **MOVE-IN READY AND PERFECTLY LOCATED IN ONE OF BRANDON'S MOST DESIRABLE COMMUNITIES!**