

# **11906 CLIMBING FERN AVE, RIVERVIEW**

## **4 BEDROOM/3 BATH/3 CAR + OFFICE + BONUS + POOL**

- **PRESTIGIOUS GATED COMMUNITY OF WATERLEAF IN VIBRANT RIVERVIEW ON A PREMIUM WATERFRONT LOT!**
- **PAVER DRIVEWAY WITH MEDITERRANEAN-INSPIRED EXTERIOR FOR STRIKING CURB APPEAL!**
- **WHOLE-HOUSE HALO LED AIR PURIFICATION SYSTEM (2025), SURROUND SOUND SPEAKERS WITH SUBWOOFER (2024), EPOXY-COATED LANAI (2024), OVERHEAD GARAGE STORAGE (2019), AND WATER SOFTENER SYSTEM (2017) ULTRA-FAST WIFI AND CABLE INCLUDED WITH HOA!**
- **PRIVATE OFFICE WITH FRENCH DOORS, IDEAL FOR REMOTE WORK OR STUDY!**
- **CHEF'S KITCHEN WITH GE PROFILE APPLIANCES, GAS RANGE, 42" CABINETS, GRANITE COUNTERS, LARGE ISLAND, AND WALK-IN PANTRY!**
- **OPEN-CONCEPT LIVING AREA WITH BREAKFAST NOOK, GREAT ROOM, AND SLIDERS OVERLOOKING POND AND POOL!**
- **PRIMARY SUITE WITH LANAI ACCESS, LARGE WALK-IN CLOSET, AND SPA-STYLE BATH WITH SOAKING TUB AND DUAL VANITIES!**
- **THREE ADDITIONAL BEDROOMS WITH SPACIOUS CLOSETS!**
- **BONUS ROOM PRE-PLUMBED FOR WET BAR—GREAT FOR GAME NIGHTS OR MEDIA RETREAT!**
- **CUSTOM SALTWATER POOL WITH SUNDECK, OUTDOOR BAR, AND SCREENED LANAI—PERFECT BACKYARD OASIS!**
- **GEMSTONE ARCHITECTURAL LIGHTING ALONG POOL CAGE AND LANDSCAPING FOR ENCHANTING EVENINGS!**
- **RESORT-STYLE AMENITIES: POOL, CLUBHOUSE, BASKETBALL COURTS, PLAYGROUNDS, DOG PARKS, AND SCENIC TRAILS!**
- **CONVENIENTLY LOCATED NEAR TOP-RATED SCHOOLS, SHOPPING, DINING, AND I-75!**