

13111 BAHIA GRASS LN, RIVERVIEW

5 BEDROOM/3.5 BATH/ 3 CAR + LOFT + POOL/SPA

- **NESTLED ON A PREMIUM WATERFRONT LOT WITH NO FRONT NEIGHBORS OR THROUGH TRAFFIC, IT PROVIDES A PEACEFUL AND PRIVATE SETTING!**
- **RECENT UPDATES INCLUDE FRESH INTERIOR AND EXTERIOR PAINT, ADDED GARAGE STORAGE, AND AN AUTOMATIC PATIO SUN SHADE (2023), WATER SOFTENER, REVERSE OSMOSIS SYSTEM, AND A WHOLE-HOUSE WATER FILTRATION SYSTEM, ALL INSTALLED IN 2024!**
- **FORMAL DINING ROOM OFFERS FLEXIBILITY AS A SITTING ROOM OR ADDITIONAL LIVING SPACE!**
- **KITCHEN IS A CHEF'S DREAM WITH GRANITE COUNTERTOPS, A LARGE ISLAND WITH BREAKFAST BAR, 42" CABINETS, STAINLESS APPLIANCES, BUILT-IN OVEN, COZY DINETTE, AND CONVENIENT BUTLER'S PANTRY!**
- **OPEN-CONCEPT GREAT ROOM FEATURES EXPANSIVE WINDOWS AND SLIDING GLASS DOORS WITH BEAUTIFUL POND VIEWS!**
- **VERSATILE DOWNSTAIRS BEDROOM CAN BE USED AS A HOME OFFICE FEATURING WITH A WALK-IN CLOSET AND HALF BATH!**
- **PRIMARY SUITE OFFERS TRANQUIL POND VIEWS, DUAL VANITIES, LARGE WALK-IN SHOWER, AND A MASSIVE 13X13 WALK-IN CLOSET!**
- **ALL FOUR UPSTAIRS BEDROOMS INCLUDE WALK-IN CLOSETS, ONE BEDROOM FEATURES A PRIVATE EN-SUITE BATH, WHILE TWO OTHERS SHARE A JACK & JILL BATHROOM!**
- **OUTDOOR LIVING SPACE INCLUDES AN EXTENDED SCREENED LANAI, HEATED POOL AND SPA (INCLUDE A NEW PUMP, HEATER, SALT CELL, AND SCREEN ENCLOSURE IN 2024), AND A FULLY FENCED YARD!**
- **LOCATED IN A VIBRANT COMMUNITY WITH RESORT-STYLE AMENITIES INCLUDING A POOL, TRAILS, PLAYGROUND, DOG PARK, SOCCER FIELD, AND BASKETBALL COURTS!**