

# **7107 COLONIAL LAKE DR, RIVERVIEW**

**3 BEDROOM/3 BATH/ 2 CAR GARAGE**

- **LOCATED IN THE DESIRABLE LAKE ST. CHARLES COMMUNITY, BUILT AROUND A SCENIC LAKE!**
- **ENGINEERED HARDWOOD FLOORING INSTALLED IN 2022 AND FRESH INTERIOR PAINT COMPLETED IN 2025!**
- **ROOF (2021), A/C UNIT (2021), EXTERIOR PAINT (2017), HOT WATER HEATER (2019), GRANITE COUNTERTOPS IN GUEST BATHROOMS (2019), FRENCH DRAINS (2019), LANAI ENCLOSURE (2017), AND STORAGE SHED (2019)!**
- **FORMAL LIVING ROOM FILLED WITH NATURAL LIGHT!**
- **OPEN KITCHEN WITH HIGH CEILINGS, ABUNDANT CABINETRY AND PREP SPACE, STAINLESS APPLIANCES, A WET BAR WITH BAR SEATING, AND ISLAND!**
- **GREAT ROOM OPENS TO A LARGE SCREENED-IN PATIO THROUGH SLIDING GLASS DOORS!**
- **PRIMARY SUITE INCLUDES A WALK-IN CLOSET, NATURAL LIGHT, AND EN-SUITE BATH WITH DUAL SINKS!**
- **TWO ADDITIONAL BEDROOMS SIT ON THEIR OWN PRIVATE WINGS AND HAVE THEIR OWN FULL BATHROOM!**
- **SPACIOUS SCREENED PATIO PERFECT FOR YEAR-ROUND RELAXATION OR ENTERTAINING SURROUNDED BY A FULLY FENCED TROPICAL OASIS!**
- **COMMUNITY AMENITIES INCLUDE A FISHING PIER, RESORT-STYLE POOL WITH LAP LANES AND HOT TUB, COMMUNITY CENTER, EXERCISE TRAILS, DOG PARK, BASKETBALL AND TENNIS COURTS, BASEBALL FIELD, SAND VOLLEYBALL, AND SOCCER FIELD!**