

1319 BROOKER RD, BRANDON

3 BED/4 BATH/TWO BONUS/4+ CAR + POOL & SPA +1.74 ACRES

- **PRIVATE GATED ESTATE SET ON 1.74 FULLY FENCED ACRES IN THE HEART OF BRANDON WITH NO HOA OR DEED RESTRICTIONS!**
- **SWEEPING CIRCULAR DRIVEWAY AND BEAUTIFULLY LANDSCAPED GROUNDS CREATE UNFORGETTABLE CURB APPEAL!**
- **OVER 3,700 SQUARE FEET FEATURING 3 BEDROOMS, 4 BATHS, FORMAL LIVING AND DINING ROOMS, FAMILY ROOM, EXERCISE ROOM, AND EXPANSIVE BONUS ROOM!**
- **FLEXIBLE UPSTAIRS BONUS ROOM WITH FULL BATH—IDEAL FOR MEDIA ROOM, GUEST RETREAT, OR POTENTIAL 4TH BEDROOM!**
- **STUNNING REMODELED KITCHEN WITH 42-INCH CABINETRY, CROWN MOLDING, GRANITE COUNTERTOPS, AND STAINLESS STEEL APPLIANCES!**
- **LUXURIOUS PRIMARY SUITE WITH CUSTOM WALK-IN CLOSET, DUAL VANITY AREAS, JETTED TUB, AND IMPRESSIVE WALK-THROUGH SHOWER!**
- **EXTENSIVE UPDATES INCLUDING NEW ROOF, FRESH INTERIOR AND EXTERIOR PAINT, MAIN-LEVEL A/C (2026), UPDATED FLOORING, AND POOL EQUIPMENT UPGRADES!**
- **WHOLE-HOME SURROUND SOUND WIRING, PLANTATION SHUTTERS, UPDATED LIGHTING, AND DESIGNER FINISHES THROUGHOUT!**
- **RESORT-STYLE SCREENED LANAI WITH HEATED POOL AND SPA FOR YEAR-ROUND ENJOYMENT!**
- **OUTDOOR KITCHEN AND CUSTOM BAR AREA WITH BEVERAGE REFRIGERATOR—PERFECT FOR ENTERTAINING!**
- **EXPANSIVE BACKYARD WITH ENDLESS POSSIBILITIES, INCLUDING SPACE FOR RECREATION, GARDENING, OR FUTURE GUEST HOUSE ADDITION!**
- **4-CAR GARAGE PLUS ADDITIONAL FLEX SPACE IDEAL FOR A GYM, OFFICE, STORAGE, OR MAN CAVE—ALL CONVENIENTLY LOCATED NEAR TAMPA, SHOPPING, DINING, AND MAJOR INTERSTATES!**