

# **6109 AVOCETRIDGE DR, LITHIA**

**5BDRM/4.2BATH/4CAR + OFFICE + POOL/SPA**

- **EXQUISITE HANNAH BARTOLETTA FORMER MODEL HOME IN THE PRESTIGIOUS GATED VILLAGE OF AVOCET IN FISHHAWK RANCH!**
- **LUXURIOUS DETAILS INCLUDE COFFERED CEILINGS, TRAVERTINE FLOORING, CROWN, PLANTATION SHUTTERS, SURROUND SOUND THROUGHOUT THE HOME!**
- **OPEN FLOORPLAN FEATURES A FORMAL LIVING WITH A FIREPLACE AND A STUNNING DINING ROOM WITH BUTLER PASS THROUGH TO THE KITCHEN!**
- **IMMACULATE KITCHEN BOASTS CUSTOM CABINETS, GRANITE COUNTERS, SUB-ZERO REFRIGERATOR, WINE FRIDGE, TWO BEVERAGE COOLER DRAWERS, DOUBLE WOLF OVENS, WARMING DRAWER, AND GAS COOKTOP!**
- **OFF THE KITCHEN IS A CUSTOM WINE CELLAR ACCESSED THROUGH DOUBLE IRON GATES!**
- **FAMILY ROOM IS FLOODED WITH NATURAL LIGHT FROM THE WALL OF WINDOWS AND WALL OF SLIDERS THAT POCKET BEHIND THE OUTDOOR FIREPLACE!**
- **MASTER RETREAT IS OH SO LARGE AND PRIVATE WITH HARDWOOD FLOORS, SITTING AREA, DUAL WALK-IN CLOSETS, AND A SPECTACULAR EN-SUITE!**
- **A SECOND BEDROOM IS DOWNSTAIRS AS WELL AS THE PRIVATE HOME OFFICE BEHIND FRENCH DOORS!**
- **UPSTAIRS IS TWO MORE BEDROOMS SHARING JACK & JILL BATH AND A FIFTH BEDROOM WITH ITS OWN EN-SUITE & WALK-IN CLOSET; THIS COULD MAKE THE PERFECT BONUS ROOM!**
- **HUGE .45-ACRE CONSERVATION LOT WITH WATER VIEWS!**