

11906 DOWNY BIRCH DR, RIVERVIEW
4 BEDROOM/2.5 BATH/LOFT/2 CAR + WATERFRONT

- **BETTER-THAN-NEW WATERFRONT HOME ON A PREMIUM CONSERVATION LOT WITH NO REAR NEIGHBORS!**
- **LIGHT-FILLED MAIN LIVING AREA WITH UPGRADED LUXURY VINYL FLOORING THROUGHOUT!**
- **OPEN-CONCEPT KITCHEN OVERLOOKING THE GREAT ROOM AND DINING AREA, ALL FRAMED BY STUNNING VIEWS!**
- **PRIVATE, QUIET SETTING WITH PROTECTED LAND BEHIND THE HOME FOR LASTING PRIVACY!**
- **CONVENIENT HALF BATH ON THE MAIN LEVEL AND GENEROUS STORAGE THROUGHOUT THE HOME!**
- **UPSTAIRS LOFT IDEAL FOR A SECOND LIVING AREA, PLAYROOM, OR HOME OFFICE!**
- **SPACIOUS PRIMARY SUITE FEATURING UPGRADED FLOORING, REMODELED SHOWER, AND OVERSIZED WALK-IN CLOSET!**
- **THREE ADDITIONAL BEDROOMS SHARE A FULL BATHROOM!**
- **ALL-CONCRETE BLOCK CONSTRUCTION ON THE SECOND FLOOR FOR ADDED DURABILITY AND PEACE OF MIND!**
- **OWNER-ADDED UPGRADES INCLUDE ENHANCED LANDSCAPING WITH STONE ACCENTS, UPDATED LIGHT FIXTURES, FRONT STORM DOOR, HANGING GARAGE STORAGE, WATER SOFTENER, AND LUXURY VINYL FLOORING!**
- **RESORT-STYLE COMMUNITY AMENITIES INCLUDE A WATERFRONT POOL, PLAYGROUND, AND OPEN-AIR CABANA!**
- **CONVENIENTLY LOCATED NEAR US-301 AND I-75 WITH EASY ACCESS TO SHOPPING, DINING, PARKS, AND RECREATION!**