

# **707 ORCHARD ISLE CT, VALRICO**

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

- **TUCKED AWAY ON A QUIET CUL-DE-SAC IN THE HIGHLY DESIRABLE BRENTWOOD HILLS COMMUNITY!**
- **EXCEPTIONALLY WELL MAINTAINED WITH CLEAR PRIDE OF OWNERSHIP THROUGHOUT!**
- **MAJOR UPDATES INCLUDE NEW ROOF (2025), NEW A/C AND WATER HEATER (2022), AND WATER SOFTENER SYSTEM!**
- **ENJOY NO CDD FEES FOR ADDED VALUE AND AFFORDABILITY!**
- **LIGHT-FILLED, OPEN-CONCEPT LAYOUT WITH BEAUTIFUL WOOD FLOORING IN MAIN LIVING AREAS!**
- **SEAMLESS FLOW BETWEEN LIVING, DINING, AND KITCHEN SPACES—IDEAL FOR EVERYDAY LIVING AND ENTERTAINING!**
- **SPACIOUS PRIMARY SUITE ON THE MAIN LEVEL WITH WALK-IN CLOSETS AND EN-SUITE BATH!**
- **EN-SUITE FEATURES DOUBLE VANITY, GARDEN TUB WITH SHOWER, AND AMPLE STORAGE!**
- **UPSTAIRS BEDROOMS ARE GENEROUSLY SIZED, EACH WITH WALK-IN CLOSETS FOR ADDED FLEXIBILITY!**
- **SCREENED-IN PATIO OVERLOOKING A LARGE PIE-SHAPED BACKYARD—PERFECT FOR RELAXING OR ENTERTAINING!**
- **GARAGE INCLUDES A DEDICATED WORKSHOP SPACE FOR HOBBIES, PROJECTS, OR EXTRA STORAGE!**