

# **2718 GARDEN FALLS DR, BRANDON**

## **4 BEDROOM/2.5 BATH/2 CAR + LOFT**

- GATED BRANDON POINTE COMMUNITY IN THE HEART OF BRANDON WITH LOW HOA AND NO CDD FEES!**
- LENNAR ECOSMART FEATURES DESIGNED FOR ENERGY EFFICIENCY AND LOWER UTILITY COSTS, NEWER VOLTEX HYBRID WATER HEATER, RADIANT-BARRIER ROOF SHEATHING, AND LOW-E WINDOWS!**
- NEW A/C INSTALLED IN 2021!**
- OPEN-CONCEPT LIVING AND DINING AREAS IDEAL FOR EVERYDAY LIVING AND ENTERTAINING!**
- STYLISH KITCHEN WITH GRANITE COUNTERTOPS, 42" ESPRESSO CABINETS WITH CROWN MOLDING, LARGE CENTER ISLAND, PANTRY, AND STAINLESS APPLIANCES!**
- MAIN-LEVEL LAUNDRY ROOM AND HALF BATH FOR ADDED CONVENIENCE!**
- SPACIOUS PRIMARY SUITE WITH FRENCH DOORS AND DUAL CLOSETS, INCLUDING A WALK-IN!**
- PRIMARY BATH FEATURING DUAL VANITIES, SOAKING GARDEN TUB, AND SEPARATE SHOWER!**
- THREE ADDITIONAL BEDROOMS PLUS A VERSATILE LOFT SPACE!**
- SCREENED LANAI WITH TILE FLOORING FOR SEAMLESS INDOOR-OUTDOOR ENJOYMENT!**
- MINUTES FROM TOPGOLF, COSTCO, iFLY, TOTAL WINE, AND WESTFIELD BRANDON MALL!**
- CONVENIENT ACCESS TO I-75, THE SELMON EXPRESSWAY, AND DOWNTOWN TAMPA!**