

3012 COLONIAL RIDGE DR, BRANDON

4 BEDROOM/3 BATH/3 CAR + POOL

- **CUSTOM REMODELED HOME IN A QUIET BRANDON NEIGHBORHOOD WITH NO CDD AND OPTIONAL HOA FOR ADDED FLEXIBILITY!**
- **WHOLE-HOUSE WATER FILTRATION AND SOFTENER SYSTEM ADDED IN 2023!**
- **NEW ROOF TO BE INSTALLED BEFORE CLOSING!**
- **LUXURY VINYL PLANK FLOORING INSTALLED THROUGHOUT!**
- **BRIGHT, OPEN LAYOUT WITH ABUNDANT NATURAL LIGHT!**
- **FORMAL LIVING ROOM WITH PEACEFUL VIEWS!**
- **KITCHEN FULLY REMODELED IN 2023 WITH STAINLESS APPLIANCES, AMPLE CABINETS, OVERSIZED T-SHAPED ISLAND, AND DRY COFFEE BAR WITH FLOATING SHELVES!**
- **COZY FAMILY ROOM WITH BRICK FIREPLACE AND DIRECT LANAI ACCESS!**
- **PRIVATE PRIMARY SUITE WITH FULLY RENOVATED EN-SUITE BATHROOM INCLUDING DUAL VANITIES, SOAKING TUB, GLASS-ENCLOSED SHOWER, AND WALK-IN CLOSET!**
- **TWO ADDITIONAL BEDROOMS SHARE A REMODELED BATHROOM COMPLETED IN 2023!**
- **FOURTH BEDROOM OFFERS VERSATILE FLEX SPACE FOR OFFICE, PLAYROOM, OR MUSIC ROOM!**
- **BACKYARD OASIS WITH RESURFACED AND RETILED SALTWATER POOL AND UPDATED PATIO (2023) WITH EXPANSIVE SCREENED LANAI!**