

# **2617 ALLWOOD AVE, VALRICO**

**3 BEDROOM/2 BATH/OFFICE/2 CAR + POOL**

- **WELL-MAINTAINED POOL HOME LOCATED IN ONE OF THE AREA'S MOST ESTABLISHED AND DESIRABLE NEIGHBORHOODS!**
- **MAJOR UPDATES INCLUDE ROOF (2022), A/C (2023), AND POOL PUMP (2025) FOR ADDED PEACE OF MIND!**
- **CONVENIENTLY LOCATED NEAR TOP-RATED SCHOOLS, PARKS, SHOPPING, DINING, AND MEDICAL FACILITIES!**
- **FUNCTIONAL LAYOUT WITH BOTH FORMAL AND CASUAL LIVING AND DINING SPACES!**
- **CENTRALLY LOCATED KITCHEN FEATURING GRANITE COUNTERTOPS, ABUNDANT CABINETRY, AND AMPLE PREP SPACE!**
- **ELEGANT ARCHITECTURAL DETAILS INCLUDING DECORATIVE ACCENTS, NICHEs, AND EXPANSIVE SLIDING GLASS DOORS!**
- **BRIGHT AND INVITING FAMILY ROOM WITH SEAMLESS ACCESS TO THE OUTDOOR LIVING AREA!**
- **COVERED AND SCREENED LANAI OVERLOOKING THE SPARKLING POOL—PERFECT FOR ENTERTAINING YEAR-ROUND!**
- **ADDITIONAL OUTDOOR SPACE IDEAL FOR GRILLING, SMOKING, OR RELAXING POOLSIDE!**
- **SPACIOUS OWNER'S SUITE WITH DIRECT POOL ACCESS, GENEROUS CLOSET SPACE, AND EN-SUITE BATH WITH DUAL VANITIES, SOAKING TUB, AND SEPARATE SHOWER!**
- **THOUGHTFULLY DESIGNED SECONDARY BEDROOMS POSITIONED FOR PRIVACY AND COMFORT!**
- **SPACIOUS GARAGE AND INSIDE LAUNDRY ROOM COMPLETE THIS MOVE-IN READY HOME DESIGNED FOR EVERYDAY FLORIDA LIVING!**