

1224 RAINBROOK CIR, VALRICO

4 BEDROOM/2.5 BATH/2 CAR + POOL + POND VIEWS

- **BEAUTIFUL 4-BEDROOM, 2.5-BATH BLOOMINGDALE POOL HOME WITH OVER 2,400 SQUARE FEET OF LIVING SPACE!**
- **OVERSIZED .28-ACRE PIE-SHAPED LOT ON A QUIET CIRCLE WITH NO HOA OR CDD FEES!**
- **INCREDIBLE OUTDOOR LIVING WITH A LARGE SCREENED POOL, EXPANSIVE LANAI, AND BUILT-IN OUTDOOR KITCHEN!**
- **HUGE FULLY FENCED BACKYARD EXTENDS BEYOND THE POOL ENCLOSURE WITH ROOM FOR BOAT OR RV STORAGE!**
- **REMODELED KITCHEN FEATURING SOFT-CLOSE CABINETRY, CUSTOM PULL-OUT DRAWERS, GE APPLIANCES, BUILT-IN OVEN, INDUCTION COOKTOP, AND POOLSIDE PASS-THROUGH WINDOW!**
- **SPACIOUS LIVING AREAS INCLUDE FORMAL LIVING AND DINING ROOMS PLUS A FAMILY ROOM WITH A WOOD-BURNING FIREPLACE!**
- **PRIVATE UPSTAIRS PRIMARY SUITE WITH CUSTOM-ORGANIZED WALK-IN CLOSET, LAUNDRY CHUTE, AND BEAUTIFULLY RENOVATED EN-SUITE BATH!**
- **ALL BATHROOMS HAVE BEEN REMODELED, PLUS FRESH PROFESSIONAL INTERIOR PAINT COMPLETED IN 2026!**
- **MAJOR UPDATES INCLUDE A DAIKIN WHOLE-HOME HVAC SYSTEM (2024), AND SMART WATER HEATER (2023)!**
- **SMART-HOME FEATURES INCLUDE AUTOMATED IRRIGATION, ADT SMART SECURITY, KEYLESS ENTRY!**
- **POOL UPGRADES INCLUDE A NEW PUMP (2025), DOLPHIN POOL VACUUM (2024), AND SAFETY GATE (2022), PLUS A 12' X 12' STORAGE SHED!**
- **LOCATED IN PREFERRED FLOOD ZONE X NEAR BLOOMINGDALE GOLFERS CLUB, SHOPPING, DINING, SCHOOLS, PARKS, AND MAJOR COMMUTER ROUTES!**