

6135 CHURCHSIDE DR, LITHIA

5 BEDROOM/3.5 BATH/OFFICE/3 CAR + PRIVATE APARTMENT

- **HIGHLY SOUGHT-AFTER DAVID WEEKLEY “NISSA” FLOOR PLAN IN THE HEART OF FISHHAWK RANCH!**
- **PRIME LOCATION JUST STEPS FROM THE AQUATIC CLUB, PARK SQUARE, TRAILS, AND COMMUNITY AMENITIES!**
- **PEACEFUL CONSERVATION VIEWS ACROSS THE STREET WITH NO FRONT-FACING NEIGHBORS!**
- **CHARMING FRONT PORCH WITH CLASSIC COLUMNS AND BRICK ACCENTS CREATES EXCEPTIONAL CURB APPEAL!**
- **RARE PRIVATE APARTMENT ABOVE THE DETACHED 3-CAR GARAGE FEATURING ITS OWN LIVING AREA, BEDROOM, BATH, AND KITCHEN!**
- **IDEAL SETUP FOR MULTIGENERATIONAL LIVING, GUESTS, HOME OFFICE, COLLEGE STUDENT RETREAT, OR RENTAL INCOME POTENTIAL!**
- **EXTENSIVE RECENT UPDATES INCLUDING ROOF (2024), MAIN HVAC (2024), APARTMENT HVAC (2025), WINDOWS (2025), EXTERIOR DOORS (2023), AND FRESH INTERIOR PAINT (2025)!**
- **DEDICATED HOME OFFICE WITH FRENCH DOORS AND SPACIOUS FORMAL DINING ROOM!**
- **UPDATED KITCHEN WITH CUSTOM CABINETRY, GRANITE COUNTERTOPS, TILE BACKSPLASH, GAS RANGE, AND BREAKFAST BAR SEATING!**
- **OPEN-CONCEPT LAYOUT WITH SPACIOUS GREAT ROOM DESIGNED FOR COMFORTABLE LIVING AND ENTERTAINING!**
- **GENEROUS PRIMARY SUITE WITH OVERSIZED WALK-IN CLOSET AND EN-SUITE BATH FEATURING DUAL VANITIES AND LARGE SHOWER!**
- **ENJOY ALL FISHHAWK RANCH AMENITIES INCLUDING RESORT-STYLE POOLS, FITNESS CENTERS, SPORTS COURTS, PLAYGROUNDS, RECREATION CENTERS, SCENIC TRAILS, TOP-RATED SCHOOLS, AND YEAR-ROUND COMMUNITY EVENTS!**