

# **1706 W LOUISIANA AVE, TAMPA**

## **4 BEDROOM/2 BATH/2 CAR + OUTDOOR OASIS + SPA**

- **CUSTOM-INSPIRED 2019 RESIDENCE IN THE CHARMING LOUISIANA ESTATES ENCLAVE OF TAMPA'S DESIRABLE WELLSWOOD COMMUNITY!**
- **EXCEPTIONAL CRAFTSMANSHIP FEATURING TRAY CEILINGS WITH CROWN MOLDING, DESIGNER LIGHTING, WHOLE-HOME SPEAKER SYSTEM, AND LUXURY FINISHES THROUGHOUT!**
- **SPACIOUS OPEN-CONCEPT FLOOR PLAN DESIGNED FOR EFFORTLESS EVERYDAY LIVING AND ENTERTAINING!**
- **CHEF-INSPIRED KITCHEN WITH A DRAMATIC WATERFALL ISLAND, BUILT-IN APPLIANCES, ILLUMINATED GLASS CABINETRY, DESIGNER BACKSPLASH, COFFEE STATION, AND ABUNDANT CUSTOM STORAGE!**
- **HIGHLY DESIRABLE TRIPLE SPLIT-BEDROOM FLOOR PLAN OFFERING EXCEPTIONAL PRIVACY FOR FAMILY AND GUESTS!**
- **LUXURIOUS PRIMARY SUITE WITH CUSTOM ACCENT WALL, BARN DOORS, ORGANIZED WALK-IN CLOSET, FREESTANDING SOAKING TUB, DUAL VANITIES, AND OVERSIZED WALK-IN SHOWER!**
- **VERSATILE FOURTH BEDROOM WITH BUILT-IN MURPHY BED—PERFECT AS A GUEST SUITE, HOME OFFICE, OR FLEX SPACE!**
- **PRIVATE BACKYARD OASIS WITH NO DIRECT REAR NEIGHBORS, MATURE LANDSCAPING, HOT TUB, CUSTOM SHADE SAILS, FIRE PIT, SUCCULENT GARDENS, AND LUSH TROPICAL LANDSCAPING!**
- **BEAUTIFULLY DESIGNED OUTDOOR LIVING SPACES IDEAL FOR ENTERTAINING, RELAXING, AND ENJOYING FLORIDA LIVING YEAR-ROUND!**
- **PEACEFUL SETTING THAT OFFERS EXCEPTIONAL PRIVACY, MINUTES FROM DOWNTOWN TAMPA AND TAMPA INTERNATIONAL AIRPORT!**
- **CONVENIENT LOCATION NEAR ARMATURE WORKS, THE RIVERWALK, PREMIER DINING, SHOPPING, ENTERTAINMENT, AND COMMUTER ROUTES!**
- **RARE OPPORTUNITY TO OWN A TRULY ONE-OF-A-KIND LUXURY HOME BLENDING TIMELESS DESIGN, EXCEPTIONAL CRAFTSMANSHIP, AND UNFORGETTABLE INDOOR-OUTDOOR LIVING!**