

2245 EAGLE BLUFF DR, VALRICO

4 BEDROOM/2 BATH/ 3 CAR GARAGE + POOL

- **LOCATED IN THE HIGHLY DESIRABLE BLOOMINGDALE COMMUNITY WITH NO HOA FEES AND NO CDD!**
- **NEARBY GOLF COURSE FOR ENDLESS RECREATIONAL OPPORTUNITIES, AND JUST MINUTES FROM THE YMCA, PARKS, AND PLAYGROUNDS!**
- **BRAND-NEW ROOF INSTALLED IN 2025, AND AC UNITS REPLACED IN 2023 AND 2024 FOR PEACE OF MIND!**
- **OPEN CONCEPT FLOOR PLAN WITH FORMAL LIVING AND DINING AREAS!**
- **KITCHEN WITH AMPLE STORAGE, BREAKFAST BAR, AND BRIGHT BREAKFAST NOOK!**
- **SPACIOUS FAMILY ROOM WITH SLIDING DOORS OPENING TO THE LANAI!**
- **PRIMARY SUITE WITH DIRECT POOL AND PATIO ACCESS, DUAL CLOSETS, AND EN-SUITE BATHROOM FEATURING LARGE VANITY, AND SHOWER!**
- **TWO ADDITIONAL BEDROOMS ON A PRIVATE WING WITH SHARED FULL BATH!**
- **FOURTH BEDROOM IDEAL AS A OFFICE, NURSERY, OR GYM!**
- **OVERSIZED SCREENED LANAI WITH COVERED AREA FOR YEAR-ROUND ENJOYMENT!**
- **LARGE BACKYARD PERFECT FOR FAMILY ACTIVITIES AND OUTDOOR ENTERTAINING!**