

5820 AUDUBON MANOR BLVD, LITHIA

4 BEDROOM/3 BATH/BONUS/OFFICE/3 CAR + POOL & SPA

- **ASSUMABLE VA LOAN AT 2.25% FOR QUALIFIED BUYERS—AN INCREDIBLE FINANCING OPPORTUNITY!**
- **LOCATED IN THE GATED COMMUNITY OF FISH HAWK TRAILS ON A PRIVATE HALF-ACRE HOMESITE!**
- **EXECUTIVE HOME WITH A TRIPLE-SPLIT FLOOR PLAN, DEDICATED OFFICE, AND SPACIOUS BONUS ROOM!**
- **STUNNING 2,200 SQ FT LANAI FEATURING A RESORT-STYLE POOL, JETTED SPA, GAS FIREPIT, ROCK WATERFALL, KOI POND, AND LUSH TROPICAL LANDSCAPING!**
- **EXPANSIVE TRAVERTINE DECK WITH BOTH COVERED AND SCREENED AREAS FOR YEAR-ROUND OUTDOOR LIVING!**
- **QUADRUPLE POCKET SLIDERS AND MULTIPLE DOUBLE SLIDERS CREATE SEAMLESS INDOOR-OUTDOOR FLOW THROUGHOUT THE HOME!**
- **VERSATILE 300+ SQ FT BONUS ROOM IDEAL AS A 5TH BEDROOM, GUEST SUITE, OR MEDIA/GAME ROOM WITH POOL BATH ACCESS!**
- **CHEF'S KITCHEN WITH GRANITE COUNTERTOPS, RICH WOOD CABINETS, TILE ACCENTS, AND VIKING STAINLESS APPLIANCES INCLUDING DOUBLE OVENS AND GAS COOKTOP!**
- **INVITING FAMILY ROOM WITH FIREPLACE AND OPEN FLOW FOR ENTERTAINING!**
- **PRIVATE PRIMARY SUITE WITH LANAI ACCESS, WALK-IN CLOSETS, AND SPA-LIKE EN-SUITE BATH!**
- **EXTENSIVE UPDATES INCLUDING ROOF (2018), WATER HEATER (2020), POOL EQUIPMENT (2021), AND ADDITIONAL INTERIOR IMPROVEMENTS!**
- **SIDE-ENTRY 3-CAR GARAGE WITH EXTENDED PARKING, LOCATED IN A 24-HOUR GUARD-GATED COMMUNITY WITH TOP-RATED SCHOOLS AND AMENITIES!**