

1227 RAINBROOK CIR, VALRICO

4 BEDROOM/3.5 BATH/2 CAR + POOL & SPA

- **BEAUTIFUL TWO-STORY HOME SITUATED ON A SPACIOUS CORNER LOT IN THE HEART OF VALRICO!**
- **DRAMATIC DOUBLE-STORY FOYER FILLED WITH NATURAL LIGHT CREATES AN OPEN AND AIRY FIRST IMPRESSION!**
- **FLEXIBLE FORMAL LIVING ROOM IDEAL FOR A HOME OFFICE, PLAYROOM, MUSIC ROOM, OR ADDITIONAL GATHERING SPACE!**
- **ELEGANT FORMAL DINING ROOM DESIGNED FOR ENTERTAINING FAMILY AND FRIENDS!**
- **THREE SETS OF FRENCH DOORS CREATE SEAMLESS INDOOR-OUTDOOR LIVING THROUGHOUT THE MAIN LEVEL!**
- **UPDATED KITCHEN WITH RICH WOOD CABINETRY, GRANITE COUNTERS, BAR SEATING, AND OPEN FLOW TO THE FAMILY ROOM!**
- **COZY FAMILY ROOM CENTERED AROUND A CHARMING WOOD-BURNING FIREPLACE!**
- **WATERPROOF LUXURY VINYL FLOORING THROUGHOUT THE MAIN LIVING AREAS FOR STYLE AND DURABILITY!**
- **SPACIOUS PRIMARY SUITE WITH WALK-IN CLOSET AND BEAUTIFULLY UPDATED EN-SUITE BATH!**
- **EXPANSIVE COVERED LANAI OVERLOOKING A SPARKLING POOL AND SPA WITH WATERFALL FEATURE AND STONE ACCENTS!**
- **MAJOR UPDATES INCLUDE IMPACT-RESISTANT PGT WINDOWS, 5-TON BRYANT HVAC SYSTEM (2026), ROOF (2018), RENOVATED PRIMARY BATH, AND UPGRADED APPLIANCES!**
- **BEAUTIFULLY MAINTAINED OUTDOOR SPACES WITH UPDATED POOL EQUIPMENT, COOL-TOUCH POOL DECK, FENCED BACKYARD, AND EXTENSIVE RECENT IMPROVEMENTS THROUGHOUT!**