

# **5612 EAGLEGLLEN PL, LITHIA**

**4 BED/3 BATH/OFFICE/BONUS/3 CAR + POOL & SPA + OUTDOOR KITCHEN**

- **LOCATED IN THE EXCLUSIVE GATED ENCLAVE OF EAGLE RIDGE WITHIN FISHHAWK RANCH, OFFERING PRIVACY AND PRESTIGE!**
- **SITUATED ON AN OVERSIZED .38-ACRE PRIVATE CONSERVATION LOT WITH SERENE NATURAL SURROUNDINGS!**
- **METICULOUSLY MAINTAINED WITH MAJOR UPDATES INCLUDING ROOF (2018), A/C UNITS (2019), POOL HEATER (2019), AND POOL PUMP (2025)!**
- **WHOLE-HOUSE GENERATOR PROVIDES ADDED SECURITY AND UNINTERRUPTED COMFORT!**
- **WATER SOFTENER SYSTEM, UPDATED LIGHTING, FRESH INTERIOR PAINT, NEW HARDWARE, AND REFRESHED LANDSCAPING ENHANCE THE HOME THROUGHOUT!**
- **SPACIOUS PRIMARY SUITE WITH SITTING AREA, ABUNDANT NATURAL LIGHT, PLANTATION SHUTTERS, AND PRIVATE LANAI ACCESS!**
- **LUXURIOUS EN-SUITE BATH FEATURING DUAL VANITIES, WALK-IN SHOWER, AND GENEROUS CLOSET SPACE!**
- **PRIVATE OUTDOOR OASIS WITH SCREENED POOL AND SPA, OUTDOOR KITCHEN, AND MULTIPLE COVERED AND OPEN SEATING AREAS!**
- **BEAUTIFUL KITCHEN WITH GRANITE COUNTERTOPS, STAINLESS APPLIANCES, TILE BACKSPLASH, AND 42-INCH SOLID WOOD CABINETS WITH UNDER-CABINET LIGHTING!**
- **GENEROUSLY SIZED SECONDARY BEDROOMS WITH SHARED FULL BATH!**
- **FLEXIBLE LAYOUT WITH FOURTH BEDROOM, BONUS ROOM, AND POOL BATH—IDEAL FOR IN-LAW SUITE, GUEST RETREAT, OR MULTIGENERATIONAL LIVING!**
- **LOCATED IN FISHHAWK RANCH WITH RESORT-STYLE AMENITIES INCLUDING 26 MILES OF TRAILS, MULTIPLE POOLS, FITNESS CENTER, AQUATIC CENTER, TENNIS, BASKETBALL, PLAYGROUNDS, MOVIE THEATER, TEEN CLUBHOUSE, AND DOG PARKS!**