

17112 FALCONRIDGE⁴ DR, LITHIA

4 BEDROOM/2 BATH/ 3 CAR GARAGE

- **LOCATED IN THE HIGHLY SOUGHT-AFTER FISHHAWK RANCH COMMUNITY IN LITHIA, WITH PEACEFUL POND AND CONSERVATION VIEWS AND NO BACKYARD NEIGHBORS!**
- **BEAUTIFULLY UPDATED WITH A FLEXIBLE FLOOR PLAN AND EXCELLENT CURB APPEAL!**
- **LUSH TROPICAL LANDSCAPING AND SPACIOUS 3-CAR GARAGE!**
- **MAJOR UPDATES INCLUDE ROOF (2016), HVAC (2020), WATER HEATER (2025), WATER SOFTENER (2023), AND REMODELED BATHROOMS!**
- **FORMAL DINING ROOM AND A PRIVATE HOME OFFICE WITH FRENCH DOORS!**
- **GREAT ROOM WITH CUSTOM BUILT-INS AND FRENCH DOORS LEADING TO OVERSIZED SCREENED AND COVERED LANAI!**
- **GALLEY-STYLE KITCHEN WITH STAINLESS APPLIANCES, BREAKFAST BAR, AMPLE CABINETRY, AND SUNNY BREAKFAST NOOK!**
- **SPLIT-BEDROOM DESIGN FOR PRIVACY AND FUNCTIONALITY**
- **PRIMARY SUITE WITH VAULTED CEILINGS, UPDATED FLOORING, WALK-IN CLOSET, AND LANAI ACCESS!**
- **REMODELED EN-SUITE BATH WITH DUAL VANITIES, SOAKING TUB, AND GLASS-ENCLOSED SHOWER!**
- **THREE ADDITIONAL BEDROOMS WITH UPDATED FLOORING AND SHARED REMODELED BATH!**
- **LARGE FENCED BACKYARD, AND OVERSIZED LANAI WITH TRANQUIL VIEWS OF NATURE AND WATER!**
- **COMMUNITY AMENITIES INCLUDE RESORT-STYLE POOLS, AQUATIC CLUB, TRAILS, SKATE PARK, FITNESS CENTER, AND PARK SQUARE!**