

# 10455 FLAGSTAFF FALLS AVE, RIVERVIEW

4 BED/2.5 BATH/BONUS + LOFT/3 CAR + SALTWATER POOL  
OUTDOOR KITCHEN + SOLAR + TWO CHARGING STATIONS

- LOCATED IN A QUIET NEIGHBORHOOD TUCKED TOWARD THE BACK OF THE COMMUNITY WHILE STILL MINUTES FROM I-75 AND US-301 FOR EASY COMMUTING!
- FLEXIBLE FLOOR PLAN WITH MULTIPLE LIVING AREAS IDEAL FOR FORMAL LIVING, DINING, MUSIC ROOM, OR READING SPACE!
- KITCHEN FEATURES 42-INCH CABINETRY WITH CROWN MOLDING, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND PREP ISLAND!
- OPEN LAYOUT CONNECTING THE KITCHEN AND SPACIOUS FAMILY ROOM OVERLOOKING THE BACKYARD!
- DOWNSTAIRS BEDROOM WITH FRENCH DOORS AND WALK-IN CLOSET, PERFECT FOR GUESTS, MULTI-GENERATIONAL LIVING, OR A PRIVATE OFFICE!
- CONVENIENT HALF BATH LOCATED ON THE MAIN LEVEL!
- TWO LARGE UPSTAIRS BONUS SPACES INCLUDING A 400+ SQUARE FOOT BONUS ROOM IDEAL FOR A MEDIA ROOM, GYM, OR SECOND LIVING AREA!
- PRIMARY SUITE WITH UPDATED WOOD FLOORING, PRIVATE EN-SUITE BATH, AND WALK-IN CLOSET!
- TWO ADDITIONAL SPACIOUS BEDROOMS AND FULL BATH LOCATED UPSTAIRS!
- HEATED AND COOLED SALTWATER SPORTS POOL WITH ADJUSTABLE TEMPERATURE SETTINGS FOR YEAR-ROUND ENJOYMENT!
- OUTDOOR KITCHEN, GAZEBO, AND LUSH LANDSCAPING CREATE A PRIVATE BACKYARD RETREAT DESIGNED FOR ENTERTAINING!
- ENERGY-EFFICIENT UPGRADES INCLUDE SOLAR PANELS, TRANSFER SWITCH, AND TWO ELECTRIC VEHICLE CHARGERS!
- BRAND-NEW CARPET, FRESH INTERIOR PAINT, ABUNDANT STORAGE, AND EPOXY-FINISHED GARAGE WITH OVERHEAD STORAGE!
- WALKING DISTANCE TO LOWE'S, CHIPOTLE, DUTCH BROS COFFEE, STARBUCKS, MEDICAL CENTERS, AND KIDS COMMUNITY COLLEGE CHARTER SCHOOL!