

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!**