

208 ELM VIEW COURT, BRANDON

3 BEDROOM/2.5 BATH/ 2 CAR GARAGE

- **NESTLED IN THE PRESTIGIOUS GATED COMMUNITY OF LUMSDEN RESERVE, SURROUNDED BY PICTURESQUE OAK TREES AND A TRANQUIL PARK-LIKE SETTING!**
- **NEWER ROOF INSTALLED IN 2022, A/C UNIT & LVP FLOORS INSTALLED 2020, EXTERIOR PAINTED IN 2023, AND ALL BEDROOM CARPET REPLACED 2021!**
- **SOPHISTICATED OPEN-CONCEPT LIVING AREA SHOWCASING LUXURY VINYL FLOORING, CROWN MOLDING, AND UPGRADED 5 1/4-INCH BASEBOARDS FOR A POLISHED LOOK!**
- **VERSATILE DINING ROOM WITH A CHARMING ARCHED ENTRY AND WOOD CHAIR RAIL, IDEAL FOR BOTH FORMAL GATHERINGS AND EVERYDAY MEALS!**
- **GOURMET KITCHEN WITH EXQUISITE RAISED-PANEL CABINETRY, SHIMMERING GRANITE COUNTERTOPS, AND UPGRADED APPLIANCES, PERFECT FOR CULINARY CREATIONS!**
- **SPACIOUS GREAT ROOM WITH FRENCH DOORS OPENING TO A SERENE BACKYARD OASIS, OFFERING A PERFECT SPACE FOR OUTDOOR ENTERTAINING OR QUIET RETREATS!**
- **LAVISH PRIMARY SUITE FEATURING A SPA-INSPIRED ENSUITE BATHROOM, A MASSIVE WALK-IN CLOSET, AND A BALCONY!**
- **BRIGHT AND SPACIOUS SECONDARY BEDROOMS WITH WALK-IN CLOSETS, PAIRED WITH WARM AND DURABLE FLOORING THROUGHOUT THE UPPER LEVEL!**
- **PRIME LOCATION JUST MOMENTS FROM MAJOR HIGHWAYS, UPSCALE SHOPPING, AND DINING, BLENDING LUXURY LIVING WITH EVERYDAY CONVENIENCE!**