

# **109 BUTLER RD, BRANDON**

**4 BEDROOM/4.5 BATH/3 CAR + BONUS + LOFT + POOL +.85 ACRES**

- **RARE PRIVATE ESTATE ON NEARLY AN ACRE IN ONE OF BRANDON'S MOST SOUGHT-AFTER NEIGHBORHOODS WITH NO HOA, NO CDD, AND NO DEED RESTRICTIONS!**
- **GATED ENTRANCE OFFERING PRIVACY AND SECURITY!**
- **UPGRADES INCLUDE: SPARKLING HEATED POOL WITH PEBBLE TEC FINISH AND TRAVERTINE DECK, POOL HEATER, FENCE AND GATE (2017), NEW ROOF AND A/C UNITS (2016), AND BRAND-NEW SEPTIC DRAIN FIELD (2025)!**
- **ELEGANT FORMAL LIVING AND DINING ROOMS IDEAL FOR ENTERTAINING!**
- **GOURMET KITCHEN WITH LARGE ISLAND, WALK-IN PANTRY, AMPLE CABINETRY, DESK, TONS OF STORAGE, STAINLESS APPLIANCES, AND BREAKFAST NOOK OVERLOOKING THE POOL!**
- **FAMILY ROOM WITH VAULTED CEILINGS, FIREPLACE, AND CUSTOM BUILT-INS FOR A COZY YET STYLISH RETREAT!**
- **FLEXIBLE DOWNSTAIRS BONUS ROOM WITH FULL BATH AND LANAI ACCESS, PERFECT FOR A GAME ROOM, MEDIA SPACE, OR IN-LAW SUITE!**
- **PRIVATE PRIMARY SUITE FEATURING A MASSIVE CUSTOM WALK-IN CLOSET AND SPA-LIKE EN-SUITE WITH DUAL SINKS, MAKEUP VANITY, AND WALK-IN SHOWER!**
- **THREE ADDITIONAL SPACIOUS BEDROOMS, INCLUDING ONE WITH ITS OWN EN-SUITE BATH!**
- **UPSTAIRS LOFT PROVIDES AN IDEAL SPACE FOR A LIBRARY, PLAYROOM, OFFICE, OR SECOND MEDIA AREA!**
- **BACKYARD OASIS HAS HEATED POOL, AND OVERSIZED COVERED LANAI THAT IS PRE-PLUMBED FOR AN OUTDOOR KITCHEN!**
- **ENDLESS OPTIONS FOR HOSTING GATHERINGS, PARKING A BOAT OR RV, OR ENJOYING OUTDOOR HOBBIES!**
- **CONVENIENTLY LOCATED JUST MINUTES FROM SHOPPING, DINING, AND THE BRANDON BOAT RAMP!**