

# **13238 BABY BELLE DR, RIVERVIEW**

## **3 BEDROOM/2 BATH/OFFICE/2 CAR + WATER VIEWS**

- **BEAUTIFULLY MAINTAINED 3-BEDROOM PLUS OFFICE HOME LOCATED IN THE HIGHLY DESIRABLE TRIPLE CREEK COMMUNITY!**
- **PEACEFUL POND VIEWS WITH NO BACKYARD NEIGHBORS AND A FULLY FENCED BACKYARD FOR ADDED PRIVACY!**
- **ENERGY-EFFICIENT SOLAR PANELS HELP KEEP ELECTRIC BILLS LOW WITH POTENTIAL YEAR-END ENERGY PAYOUT CREDITS!**
- **FRESH INTERIOR AND EXTERIOR PAINT ALONG WITH A NEWLY SCREENED LANAI CREATE A MOVE-IN-READY FEEL!**
- **OPEN-CONCEPT FLOOR PLAN FILLED WITH NATURAL LIGHT AND DESIGNED FOR COMFORTABLE FLORIDA LIVING!**
- **PRIVATE FRONT OFFICE IDEAL FOR WORKING FROM HOME OR FLEXIBLE LIVING SPACE!**
- **STYLISH KITCHEN WITH QUARTZ COUNTERTOPS, UPGRADED WOOD CABINETRY, STAINLESS STEEL APPLIANCES, AND MOSAIC GLASS TILE BACKSPLASH!**
- **SPACIOUS BREAKFAST BAR OVERLOOKS THE LIVING AND DINING AREAS—PERFECT FOR ENTERTAINING!**
- **PRIMARY SUITE FEATURES DUAL VANITIES, WALK-IN CLOSET, AND UPGRADED TILED SHOWER WITH GLASS ENCLOSURE!**
- **DURABLE WOOD-LOOK TILE FLOORING THROUGHOUT MAIN LIVING AREAS WITH LUXURY VINYL PLANK IN ONE SECONDARY BEDROOM!**
- **SCREENED LANAI OVERLOOKING TRANQUIL WATER VIEWS AND EXPANSIVE BACKYARD WITH ROOM FOR A FUTURE POOL!**
- **TRIPLE CREEK AMENITIES INCLUDE MULTIPLE POOLS, FITNESS CENTERS, SPORTS COURTS, PLAYGROUNDS, TRAILS, DOG PARKS, AND CONVENIENT ACCESS TO SCHOOLS, SHOPPING, AND MAJOR HIGHWAYS!**