

4401 ARRANMORE CIR, VALRICO

5 BEDROOM/4 BATH/3 CAR + OFFICE + POOL

- **LOCATED IN THE DESIRABLE BLOOMINGDALE NEIGHBORHOOD KNOWN FOR GREAT SCHOOLS AND A WARM COMMUNITY FEEL!**
- **CORNER LOT ON A QUIET CUL-DE-SAC!**
- **THOUGHTFULLY MAINTAINED WITH MAJOR UPDATES: ROOF 2019, POOL PUMP 2020, UPSTAIRS AC 2025!**
- **FORMAL LIVING AND DINING ROOMS WITH ELEGANT ARCHITECTURAL DETAILS!**
- **SPACIOUS KITCHEN WITH GRANITE COUNTERS, STAINLESS APPLIANCES, BREAKFAST BAR, AND ABUNDANT STORAGE!**
- **BRIGHT BREAKFAST NOOK WITH SEAMLESS BAY WINDOW OVERLOOKING THE FAMILY ROOM!**
- **FAMILY ROOM FEATURES BUILT-INS, FIREPLACE, AND SLIDERS TO THE LANAI!**
- **SECLUDED PRIMARY SUITE WITH PRIVATE LANAI ACCESS AND ENSUITE BATH INCLUDING GARDEN TUB, WALK-IN SHOWER, AND DUAL VANITIES!**
- **DEDICATED OFFICE CONNECTED TO THE PRIMARY SUITE WITH BUILT-IN SHELVING!**
- **IDEAL IN-LAW SUITE SETUP WITH NEARBY PRIVATE BEDROOM AND FULL BATH!**
- **TWO ADDITIONAL DOWNSTAIRS BEDROOMS SHARING A FULL BATH!**
- **LARGE UPSTAIRS BEDROOM WITH FULL BATH PERFECT FOR A MEDIA ROOM, PLAYROOM, TEEN SUITE, OR SECOND PRIMARY!**
- **EXTENDED SCREENED LANAI WITH SWIMMING POOL AND PLENTY OF SPACE FOR OUTDOOR DINING AND RELAXATION!**