

3408 FOX SQUIRREL LN, VALRICO

3 BEDROOM/2 BATH/2 CAR + POOL & SPA

- **IMMACULATE ARVIDA LAUREL MODEL POOL HOME ON A QUIET CUL-DE-SAC IN RIVER HILLS COUNTRY CLUB!**
- **GATED GOLF-COURSE COMMUNITY WITH NEARBY SHOPPING, DINING, TOP-RATED SCHOOLS, DOWNTOWN TAMPA, MACDILL AFB, AIRPORTS, THEME PARKS, AND BEACHES!**
- **COMMUNITY AMENITIES INCLUDE WALKING TRAILS, PLAYGROUNDS, BASKETBALL AND VOLLEYBALL COURTS, 18-HOLE GOLF COURSE, JR. OLYMPIC POOL, EIGHT TENNIS COURTS, FITNESS CENTER, DINING ROOM, SPORTS BAR, AND PRO SHOPS!**
- **RECENT UPGRADES AND IMPROVEMENTS INCLUDE SMART HOME FEATURES: GARAGE WI-FI APP, RACHIO RAIN IRRIGATION SYSTEM, UPGRADED BLINDS INSTALLED IN 2025, WATER HEATER REPLACED IN 2025 AND NEW WATER SOFTENER INSTALLED, AC SYSTEM REPLACED WITHIN THE LAST TWO YEARS, DUCTWORK UPGRADED AND REPLACED IN 2025, POOL EQUIPMENT REPLACED IN 2023 WITH WI-FI CONNECTIVITY, GUTTERS ADDED AROUND POOL IN 2024 WITH WARRANTY!**
- **GREAT ROOM AND PRIMARY BEDROOM SLIDERS REPLACED IN 2021, WINDOWS FULLY REPLACED IN 2021!**
- **UPDATED KITCHEN WITH GRANITE COUNTERTOPS, PANTRY, BREAKFAST BAR, AND STAINLESS APPLIANCES, CERAMIC-TOP RANGE, DISHWASHER, AND BUILT-IN MICROWAVE!**
- **BEDROOMS FEATURE UPGRADED HERITAGE HARDWOOD FLOORS INSTALLED IN 2020!**
- **IN-GROUND BACKYARD LIGHTING ADDED TO ILLUMINATE YARD AND POOL AREA!**