

11931 SAND MYRTLE RD, RIVERVIEW

4 BEDROOM/3 BATH/3 CAR GARAGE

- **STUNNING HOME LOCATED IN WATERLEAF, A GATED COMMUNITY IN RIVERVIEW, SITUATED ON A PREMIUM POND FRONT LOT!**
- **HOA FEES INCLUDE CABLE AND HIGH-SPEED INTERNET!**
- **THOUGHTFUL UPGRADES THROUGHOUT: ACCENT WALLS IN MULTIPLE ROOMS, LUXURY VINYL FLOORING IN BEDROOMS (2022), UPGRADED LANDSCAPING, MODERN LIGHT FIXTURES (2017), SPRINKLER SYSTEM IMPROVEMENTS (2021), GARAGE DOORS REPAINTED (2025), AND FRESH PAINT ON THE ENTIRE HOME INCLUDING DOORS AND WINDOWS (2025)!**
- **SPACIOUS KITCHEN WITH GE STAINLESS APPLIANCES, GRANITE COUNTERTOPS, CENTER ISLAND WITH BAR SEATING, AND BREAKFAST NOOK WITH POND VIEWS!**
- **FORMAL DINING ROOM AND SPACIOUS GREAT ROOM WITH STACKED STONE ACCENT WALL!**
- **PRIMARY SUITE WITH CUSTOM ACCENT WALL, WALK-IN CLOSET, AND EN-SUITE FEATURING GARDEN TUB AND DUAL SINKS!**
- **TRIPLE-SPLIT LAYOUT FOR PRIVACY IN ALL AREAS!**
- **THREE ADDITIONAL BEDROOMS FOR GUESTS, PLAYROOM, OR HOME OFFICE!**
- **THREE-CAR GARAGE WITH AMPLE STORAGE AND PARKING!**
- **COMMUNITY AMENITIES INCLUDE POOL, CLUBHOUSE, FIRE PIT, WALKING TRAILS, FITNESS EQUIPMENT, PLAYGROUND, AND BASKETBALL COURT!**
- **CONVENIENT TO APOLLO BEACH, PELICAN COVE, LITTLE MANATEE RIVER STATE PARK, AND COCKROACH BAY STATE PARK!**