

**1705 POWDER RIDGE DR, VALRICO**  
**4BDRM/2BATH/2CAR + SCREENED LANAI**

- **WONDERFUL FAMILY HOME IN THE HEART OF BRENTWOOD HILLS COMMUNITY!**
- **COMMUNITY AMENITIES INCLUDE: SWIMMING POOL, TENNIS COURTS, BASKETBALL COURTS, PARK, PLAYGROUND AND A PRIVATE ATHLETIC FIELD!**
- **BRIGHT OPEN FLOOR PLAN WITH A COMBINATION FORMAL LIVING AND DINING ROOM!**
- **KITCHEN IS SO SPACIOUS AND BOASTS TONS OF CABINET AND COUNTER SPACE AS WELL AS NEW STAINLESS APPLIANCES!**
- **EAT-IN BREAKFAST NOOK OPENS TO THE SCREENED AND COVERED LANAI AS WELL AS THE AIRY FAMILY ROOM!**
- **A THREE WAY SPLIT FLOOR PLAN OFFERS PRIVACY FOR ALL!**
- **MASTER RETREAT BOASTS SLIDERS LEADING OUT TO THE LANAI, A HUGE WALK-IN CLOSET AND SPA-LIKE EN-SUITE WITH GARDEN TUB AND SEPARATE SHOWER!**
- **TWO MORE GUEST ROOMS SHARE A SECOND BATHROOM!**
- **4TH BEDROOM COULD DOUBLE AS A WONDERFUL HOME OFFICE OR PLAY ROOM!**
- **SPACIOUS COVERED AND SCREENED LANAI WITH TONS OF SEATING AREA, OVERLOOKING A LUSH, FULLY FENCED YARD!**
- **ZONED FOR WONDERFUL SCHOOLS!**