

# Single Family Residence, Contemporary - RIVERVIEW, FL



**\$ 269,900**



**13188 ROYAL PINES AVENUE, RIVERVIEW, FL 33579**

**WEB: 13188ROYALPINESAVENUE.com**

- » **Beds:** 4 | **Baths:** 4 Full
- » **MLS #:** T3181143
- » Single Family | 2,590 ft<sup>2</sup> | Lot: 6,098 ft<sup>2</sup>
- » Gorgeous conservation-water setting
- » No rear neighbors!
- » Open floor plan with kitchen/FR combo
- » Huge bonus room with full bath
- » Inlaw suite

QR Code



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**NEW PRICE ..MOTIVATED TO SELL...BIG & BEAUTIFUL!** That's what you'll say when you see this ENERGY EFFICIENT Lennar-built home with 2590 SF on a LUSH, PIE-SHAPED CONSERVATION LOT with POND VIEW. The 3-way split floor plan has 4 bedrooms & baths downstairs including a GUEST BEDROOM ENSUITE plus a HUGE BONUS ROOM w/ full bath upstairs – ideal for youngsters' playroom. A wide foyer & high ceiling lead to an ENORMOUS KITCHEN w/ island that overlooks the big DR/ FR combo. Sliders open to a LARGE COVERED PATIO & panoramic view of Mother Nature. NO REAR NEIGHBORS HERE! STAINLESS STEEL appliances, GRANITE counters and dark WOOD CABINETS create a kitchen any cook would love and guests will envy. NEW gray-tone plank flooring & NEW coordinating paint plus NEW light fixtures & some NEW carpet all say "on-trend." Bring the king-sized bed – this M. Suite can accommodate; plus there are DOUBLE SINKS, walk in closet, GARDEN TUB and separate shower. Two secondary bedrooms are separated by a full bath with tub. TWO CLUBHOUSES w/ pools, dog park, fitness & multipurpose rooms, kitchen, splash pad, playground, volleyball, tennis, BB courts & more. Schools, eateries, Sam's Club, Publix, Starbucks, Panera, banks are all nearby. Low \$50 ANNUAL HOA FEE plus EZ access to I-75 & Apollo Beach make this well-kept property the one you'll want to call "HOME."

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