

**For your Quick 'High Quality Picture' VIRTUAL TOUR...  
...pause a few seconds till the file is loaded, then...**



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**11409 Estuary Preserve Dr, Riverview, FL 33569  
Safe & Quiet New Community**

# SUMMARY

**2,701 / 3,297 Heated and Total Sq/Ft – 2014 – Like New!**

**Two Story's – 4 Bedroom – 2.5 Bathrooms – 2 Car Garage.**

**Beautiful Kitchen, Dinette & Bathrooms.**

**Ideally situated – safe & quiet new community.**

**Level lot – NOT in a flood zone.**

**Large Back Yard for the family to enjoy.**

**MLS # T2848591 - FULL DESCRIPTION after pictures.**



**Front View – Level lot – NOT in a flood zone – 2014**



**Front Entrance & Porch**



**Entrance – Breezeway – high quality laminate floors**



**Formal Dining Room with Front View 13' x 10'**



**Family Room back to Entrance – Breezeway**



**Family Room – staircase with storage room underneath**





**Family Room with back view 17' x 15'**



**Family Room – sliding doors onto back patio**



**Family Room onto Dinette/Kitchen**



**Dinette 14' x 9'**



**Dinette onto Family Room**



**Kitchen w/ Granite, Solid cabinets, Stainless steel appliances, Island, Pantry 14' x 12'**



**Downstairs guest bathroom**



**Laundry with sink**





**Upstairs Bonus Room – 2<sup>nd</sup> living space 19' x 11'**



**Large Master Bedroom – 18' x 14'**



**Master Bedroom**



**Large Master Bedroom walk-in-closet**



**Master Bathroom w/ garden tub and his&hers granite vanities**



**Master bathroom with separate shower & private W.C.**



**Bedroom 2 – 11' x 10'**



**Bedroom 3 – 11' x 11'**





**Bathroom 4 – 15' x 11'**



**Bathroom 2 w/ granite, dual sinks & shower in tub**



**Back Yard & Covered Patio**

## Full Description...

4/2.5/2 – 2,701/3,297 Heated & Total sq/ft respectively – 2014 – Like New – Two Story.

Ideally situated safe & quiet new community.

Level lot – NOT in a flood zone.

Covered Front Porch.

Front Entrance with breezeway through to back.

High quality, durable & attractive laminate floors downstairs.

Formal **DINING ROOM** with front view.

Large Open Plan **FAMILY ROOM** with back view.

**DINETTE** with sliding doors out to covered Back Patio.

**KITCHEN** with Granite counters, Integrated sink, Solid cabinets, Matching stainless steel appliances, Island & Pantry.

Downstairs **GUEST BATHROOM**.

**LAUNDRY** with sink.

Upstairs **BONUS ROOM** – 2nd living space.

Large **MASTER BEDROOM** with huge walk-in-closet.

**MASTER BATHROOM** with garden tub, separate shower, his&hers granite vanities & private W.C.

**BEDROOMS 2, 3 & 4** share **BATHROOM 2** with granite counter, dual sinks & shower in tub.

2 Car Attached **GARAGE** with remote opener & epoxy coated floor which is oil & stain resistant.

Protective hurricane shutters.

Large Back Yard for the family to enjoy.

# directions

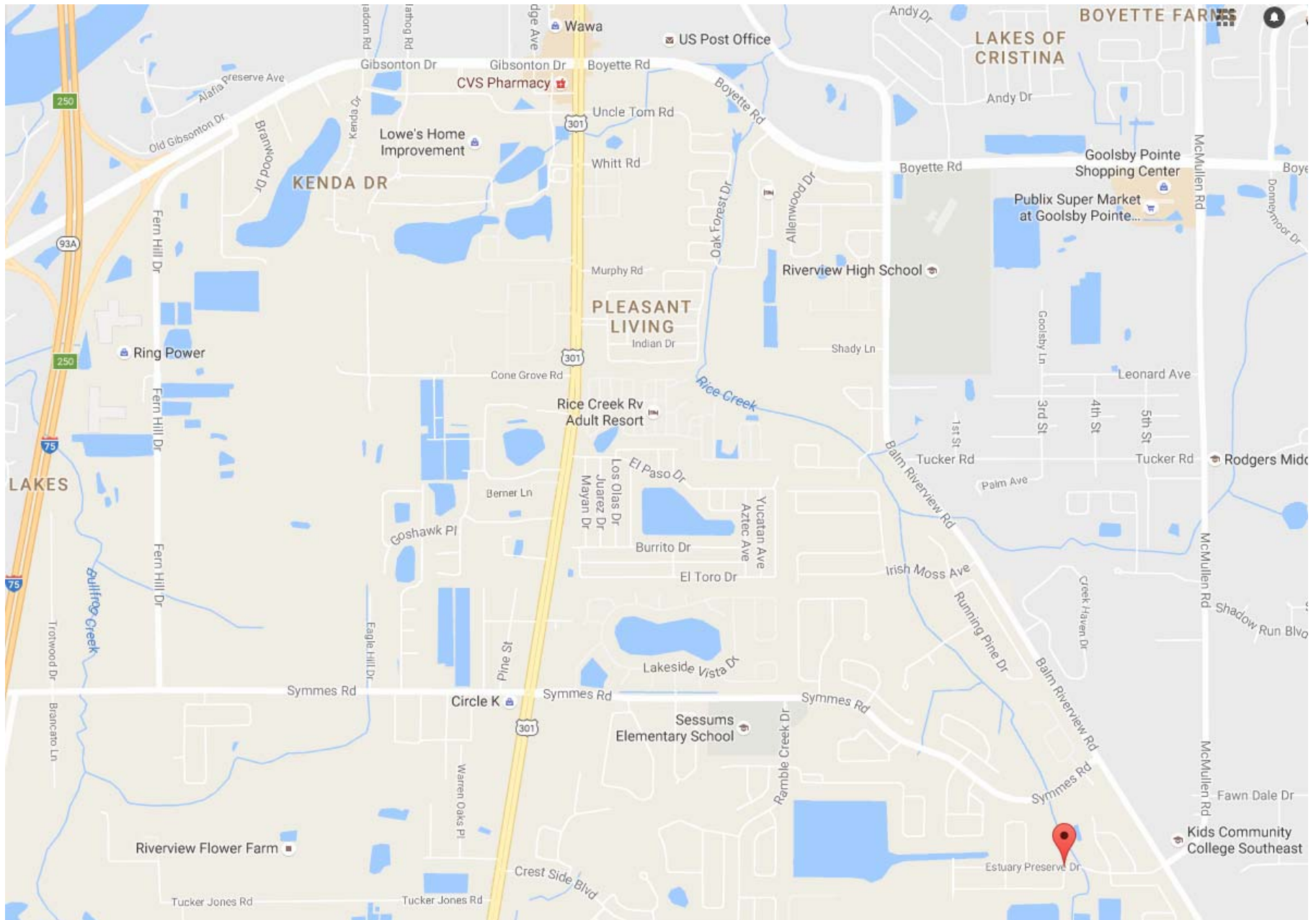


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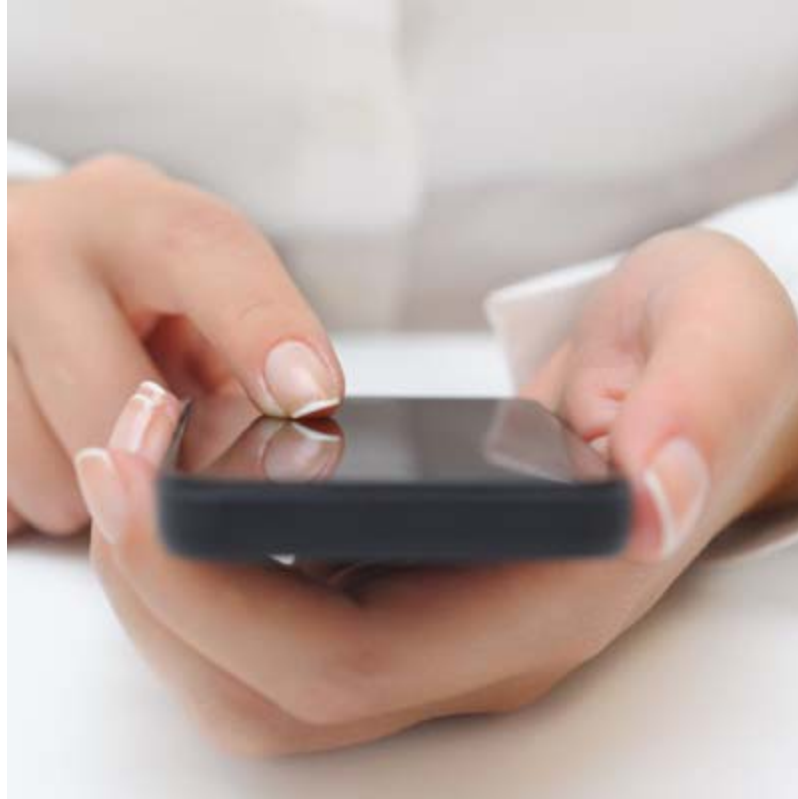
From I-75 exit 250 -- East on Gibsonton...becomes Boyette after 301 -- Before Riverview High School South on Balm Riverview -- 7th right on Estuary Preserve

There's  
no  
place  
like  
**home.**





**Perfectly Located with quick access to I-75**



**SCHEDULE TO VIEW THIS PROPERTY**

**END**