



**Kathy Hereford**  
**Keller Williams Advantage III**  
407.575.8977  
kathy@kathyhereford.com  
KathyHerefordHomes.com



**3 Beds | 3 Baths | 2392 Sqft**  
**725,990**

**\*\*\* BEST LOCATION IN THE COMMUNITY, ONLY ONE BLOCK TO LAUREATE PARK AQUATIC CENTER, LP FIT, CANVAS RESTAURANT & MORE!!!** Welcome home to this **OPEN & SPACIOUS 3 Bedrooms, 3 Full Baths** Ashton Woods Stanford floorplan. Welcomed by an inviting porch and charming exterior, you will be impressed! As you enter the home, you will love the hardwood floors, and you will find a **SPACIOUS Kitchen** with Granite Countertops, an Oversized Island, Gray Subway Tile Backsplash, and upgraded appliances. As an open hub, the kitchen / living room / dining room combination are the perfect space for entertaining guests and for full-comfort living! The dining room has a custom wood wall that makes a statement and adds to the charm of this home. The enclosed study near the entrance of the home is perfect for an office, hobby room or kid's space. Ready to add a pool? There is also a **FULL bath** at the rear of the home that would make the perfect pool bath. The **SECOND STORY Master Suite** also features granite countertops over the Dual Vanity and a beautifully matching tile with a frameless glass shower enclosure and **LARGE walk-in Closet**. **Upstairs you will also find a spacious Bonus Room that is a perfect space for**

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your family where you will enjoy spending time. There are also two more bedrooms and an additional full bath with dual sinks. The backyard-covered patio features beautiful, durable pavers and a fan for those warm Florida evenings! In the cooler months, it's the perfect place for a firepit, and there is more than ample room if you'd like to add a pool. Both neighbors on either side