

Valencia Grove @ Riverland • **13240 SW Blue River Rd, PSL** • Jenae Rubin • (954) 290-9896
\$720,000



Year Built: 2021 **WF:** Lake **HOA:** \$380/month
Prop Class: Single Family **Acres:** 0.15
SqFt Liv: 2,127 **SqFt Total:** 2,970 **Stories:** 11
Faces: South (back)
Bedrooms: 2 + Office/Den **Baths:** 2 **Flex:** 1
Garage: 2
Ceilings: 9'2" **Ceiling Fans:** 6
LR: 18x17 **DR:** 17x13 **Flex:** 10x11 **KT:** 11x13
MBR: 15x15 **Laundry:** 8x8 **Den:** 11x14 **BR2:** 11x12
Storage: 8x8 **Screened Patio:** 18x19

There's nothing to do but move into this professionally decorated and upgraded lakefront home! Impact doors and windows assure safety. 3 Sun Tunnel skylights flood house with daylight; has solar powered night lights, you never walk into dark house. All closets and storage room are built-out. Split bedroom plan for privacy and quiet. **Tons** of storage and counter space in remodeled kitchen, bathrooms, laundry room, dining room + dedicated storage room! Soft-close cabinet doors. You will love living in and showing off your new home. Tons of features not available from builder + tons of upgrades from builder-quality to high quality. **Your friends will be wowed... and so will you!**

Kitchen: Show-stopper quartzite counter in 100% remodeled kitchen. 15' extra cabinets. 12 sq' additional counter space. LG appliances include ultra-quiet dishwasher and French door fridge. Lots of extras: Sponge drawers, pot & pan and more drawers, corner cabinets with lazy Susan, built-in pantry with 6 pull outs, soap dispenser. Extra deep sink with drying rack that you'll love! Upgraded sink faucet and sprayer. **Master BR:** Upgraded flooring in lakeview master suite complete with serene wallpaper mural. Two built-out walk-in closets that look like a boutique. **Master Bath:** Spacious + luxurious, porcelain tile, quartz counter with rectangular undermount sinks, updated faucets. Built-out linen closet with full-length bi-fold mirror door. Oodles of storage: cabinets for laundry, pull-outs under sinks and hotel-style towel storage. Champion 4 Tall 1.6 GPF soft close toilet. **Dining:** Luxe, one-of-a-kind \$1900 chandelier. Built-in custom buffet/cabinetry. **Garage:** 2-car, electric door opener, exterior keypad, 4 extra ceiling lights + door to side of house. **Floors:** Tile throughout entire house. **Patio:** Almost 200 sq' screened-in birdcage with 20' picture window and 20/20 screen to keep out no-see-ums. **Laundry:** HE (quiet) LG Washer/Dryer w/pedestals, stainless steel utility sink with quartz countertop and full backsplash, oodles of storage. **Window Treatments:** Custom blinds in MBR, Flex Room and Den. **Hi Hats:** 30 flat white LED hi-hats; most on dimmers.

Construction: CBS. **Roof:** Concrete Tile. **Water & Sewer:** City. Carico Whole-House 8-Stage Water Filtration System. **Homestead Exemption:** Yes. **Appliances:** LG Range, D/W, W/D, French Refrigerator. Disposal switch on top of counter. **HVAC:** Central A/C with remote access. **Plumbing:** Bathroom and Kitchen plumbing upgraded to brushed gold. **3 Dining Areas:** Formal DR, 2 Seats at Kitchen Bar, Outdoor/Patio. **Landscaping:** Bougainvillea and Bottlebrush trees, lots of other additional landscaping with a lush view from every window. **Exterior:** Hurricane impact, glass, front door lets in a lot of light. Whole house gutters and downspouts. Front entry screen enclosure keeps bugs out and area clean. Security System w/outdoor camera; cell access to keyless lock, alarm + thermostat. Outdoor lighting on timers so you never walk up to a dark house. Pavers cleaned and sealed May 2023. Driveway and walkway widened 2'

Terms: Close date: Sept 21 - Oct. 20, 2023. Would like Rent-back until Dec. 15, 2023.

More Upgrades

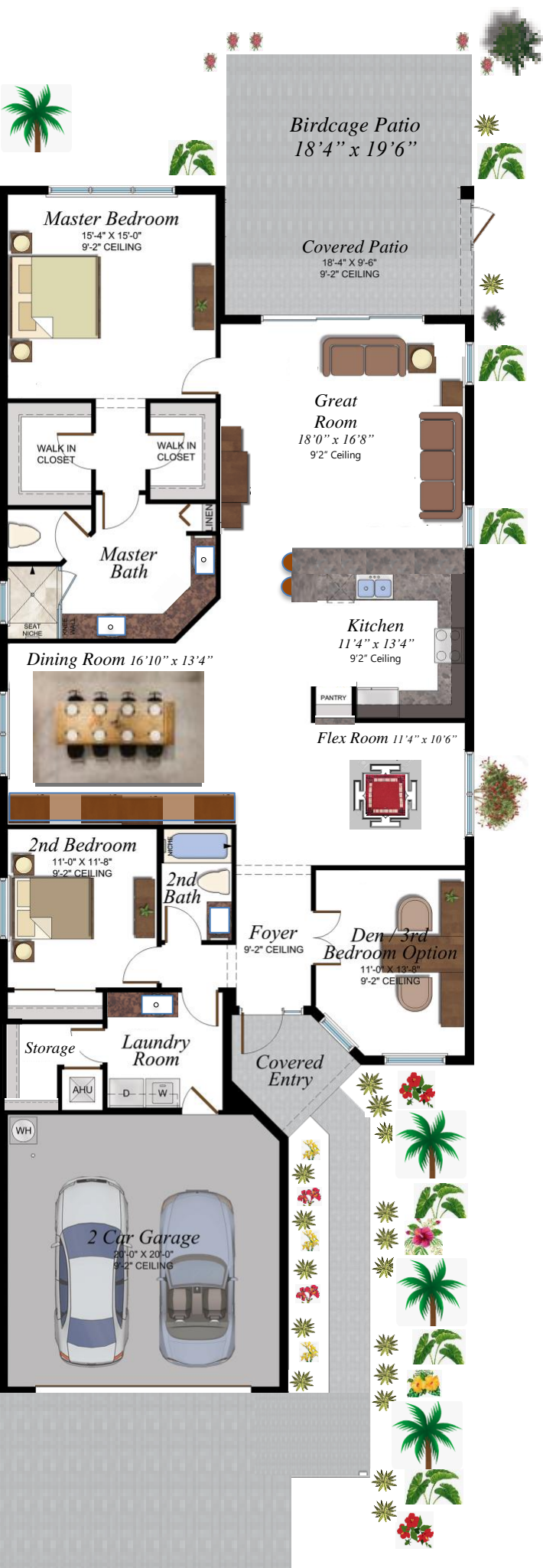
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3 Sun Tunnel (sky lights): Features + Benefits

- Significantly brightens the main living area
- No heat that beams from skylights generate
- No fading of flooring, upholstery, etc
- **Automatic solar powered night lights, so...**
 - You never walk into a dark house
 - You don't have to turn lights on if you walk out of your bedroom in the middle of the night

Other Conveniences...

- Exterior
 - 19'x18' Screened patio with picture screen; it's like you have a huge extra room
 - 12' Additional land between neighbor's house on patio side + privacy hedges
 - Entry, Garage door and Patio lights on automatic timer
 - Screened exterior sewer vents
- Kitchen
 - 100% all-wood cabinets, unavailable from builder (GL)
 - Crown molding on kitchen cabinets finish the look
 - Bottom valence trim so underside of cabinets is hidden and more attractive!
 - Angled cabinet at end of counter gives softer more natural transition to Living Room
 - 15' Extra cabinet storage + 12 sq' extra countertop space
 - Upgraded tile backsplash
 - Pull out trays under kitchen sink
- Whole House
 - Heat sensor contacts Security company to notify Fire Dept in case of fire
 - Modern upgraded light fixtures everywhere
 - Dimmer switches almost everywhere
 - Fans in almost every room and patio to save money being cool
 - Magnetic door stoppers that don't "boing" and permit doors to stay wide open
 - Windows and sliding glass doors in Living, Family/Flex + Dining rooms are trimmed
 - Blinds are nearly invisible when closed + they open up and down!
- Garage
 - Workbench + extra power outlet
 - Door to side of house
- Technology / Smart House
 - Keyless and Wifi front door lock/unlock
 - Fridge + Washer/Dryer are smart/Wifi
 - Floor outlet in Livingroom
 - Wifi thermostat, garage door opener, "Ring" equivalent with camera
 - Wifi extender; House gets coverage in every room as well as the patio!
- TVs
 - High TV wall mounts in Living Room, Master Bedroom and Bedroom 2
- More
 - Floor and wall tile grout sealed with Sealers Choice Gold - Up to 15 year coverage
 - Flex Room - Bank of built-in custom cabinets
 - Three-way switches to Kitchen and Living Room by Master Bedroom
 - Pocket doors: Office/Den, Master Closets, Second Bedroom and Storage Room frees up space
 - Chandelier in Master Bathroom for beauty and soft evening lighting
 - 100% Frameless shower in Master Bathroom
 - Whole-House, 8-Stage Water Filtration System



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Marsala Model (modified)

3 BR or
 2 BR + Den

Flex Room
 2 BA

2127 sq' under air
 2970 sq' total