

**1510 KYLE CT
VALRICO, FL 33596**

FEATURE SHEET

- YR BUILT – 1986
- CONSTRUCTION – BLOCK AND STUCCO
- FLOOD ZONE X
- ZONING RSC-6
- NO HOA
- 4 BEDROOM 2 FULL BATHROOM
- 1,828 SF GROSS LIVABLE AREA
- 2 CAR GARAGE (22X28) – AUTOMATIC GARAGE DOOR WITH OPENER
- ROOF – SHINGLE (2016)
- HVAC – (2012) GOODMAN 4-TON 13 SEER
- ELECTRIC WATER HEATER – (2020) RHEEM 40- GALLON
- ELECTRIC – SMART HOME SYSTEM - UPDATED LIGHTING, OUTLETS, SWITCHES (ALL DECO)
- UPDATED FAUCETS
- UPDATED DOOR HARDWARE
- WINDOWS – (2020) BLINDS CONVEY
- POOL – SCREEN ENCLOSED, SALTWATER, GUNITE, COOL SEAL CONCRETE POOL DECK, ALL POOL HOSES, SWEEPER, DECK BOX, ROBOT CLEANER, CURTAINS, WOOD DECK FURNITURE SET WITH CUSHIONS, MOUNTED TV WITH COVER
- FIREPLACE – WOOD BURNING (FAMILY ROOM)
- FLOORING – LVP, LAMINATE, TILE
- KITCHEN – GRANITE COUNTERS, SHAKER CABINETS, BUILT-IN PANTRY CABINET, PREP BAR, BREAKFAST BAR WITH BARSTOOLS, FARM SINK

- APPLIANCES – (STAINLESS STEEL) SMART HOME RANGE, OVER RANGE MICROWAVE, DISHWASHER, REFRIGERATOR
- EATING SPACE IN KITCHEN – COFFEE BAR AND HIGH-TOP TABLE WITH CHAIRS
- LAUNDRY ROOM – INSIDE
- FAMILY ROOM/KITCHEN COMBO – TRIPLE SLIDER AND FIREPLACE
- LIVING ROOM/DINING ROOM COMBO – SKYLIGHTS, CHANDELIER, TRIPLE SLIDER
- PRIMARY SUITE – SLIDING DOORS, CEILING FAN, ENSUITE BATHROOM, WALK-IN CLOSET
- PRIMARY BATH – DUAL SINK VANITY, STAND ALONE SHOWER WITH TILE SURROUND (NO TUB)
- GUEST BEDROOMS – CEILING FAN AND STANDARD CLOSETS
- GUEST BATHROOM – DUAL SINK VANITY, TUB/SHOWER COMBO WITH TILE SURROUND
- EXTERIOR – MATURE LANDSCAPING, COVERED FRONT PORCH, COVERED REAR LANAI, FENCED (WOOD PRIVACY FENCE), FIRE PIT
- STORAGE/TOOL SHED – 5X3
- WATER SOFTENER SYSTEM – LEASED THROUGH CULLIGAN \$80 P/MTH
- POWER – TECO
- INTERNET – FRONTIER
- WATER/SEWER/TRASH – HILLSBOROUGH COUNTY
- POOL MAINTENANCE – PINCH -A -PENNY \$165 P/MTH (OPTIONAL)