



## Fabulous Move-in Ready Home in Spring Hill

Open House - Sunday 8/4 from 12:00 to 3:00pm

13417 Whitehaven Court , Spring Hill FL 34609

MLS:T3540838    PRICE:\$599,900.00



Bedrooms: 3  
Full Baths: 2  
Half Baths: 1  
Lot Size: .31 acres  
Sqft: 13,703

Subdivision: Pristine Place  
Year Built: 2006  
HOA: \$230 Quarterly  
Parking: 2 Cars  
Floors: 1

### PROPERTY FEATURES:

- Central A/C
- Walk-in closet
- Living room
- Refrigerator
- Granite countertop
- Dryer
- Central heat
- Tile floor
- Dining room
- Stove/Oven
- Stainless steel appliances
- Laundry area - inside
- High/Vaulted ceiling
- Family room
- Dishwasher
- Microwave
- Washer
- Yard



### PROPERTY DESCRIPTION:

Welcome to this stunning, 3 bedroom, 2 and ½ bath, custom home by Pastore in the gated community of Pristine Place in Spring Hill, FL, just 45 minutes north of downtown Tampa. With more than 2,600 s/f of heated and air-conditioned space (3,600 s/f total), this elegant, estate home boasts both formal and casual living areas, and is loaded with high-end finishes e travertine tile and SMARTCORE plank floor coverings, arched doorways and windows, classic pillars, and other architectural details. In addition to a formal Living Room, formal Dining Room, and large, updated kitchen that overlooks the Family Room and screened lanai, the home offers a generously sized Master Suite (with garden tub, handicap-accessible shower, and massive, walk in closet), plus 2 other, secondary Bedrooms at the front of the home, either of which would make a wonderful, in-home office. Despite its great location (just minutes from the Suncoast Highway, shopping, restaurants, plenty of schools, a gymnastics club, semi-private golf course and more), HOA fees at Pristine Place are currently ONLY \$230 quarterly, which covers maintenance of all the common areas, including the community pool, fitness center, playground and clubhouse. Best of all, the home has just been thoughtfully updated throughout to create a truly "move-in ready"™ situation for the new Owners. So, if you've been looking to buy in this area, you won't want to miss this very special property! NEED TO CALL Ric Schwarm at 813-833-7653 for gate access code. Enter at main gate off of Spring Hill Dr.



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