



## Brokers Open Friday Jan. 10th from 11 to 3

Call 813-892-3046 for gate code if needed

13417 Whitehaven Court , Spring Hill FL 34609

MLS:T3540838    PRICE:\$550,000.00

Bedrooms: 3  
Full Baths: 2  
Half Baths: 1  
Lot Size: .31 acres  
Sqft: 2644

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

### PROPERTY FEATURES:

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

### PROPERTY DESCRIPTION:

Don't miss this ENCHANTING, PRICE-IMPROVED and HANDICAP-FRIENDLY ESTATE HOME in the GATED COMMUNITY of PRISTINE PLACE - in the increasingly popular Spring Hill area, just 45 minutes north of downtown Tampa! With more than 2,600 s/f of heated and air-conditioned space, this NEWLY RENOVATED, 3 bedroom, 2 and ½ bath, CUSTOM residence (by Pastore Homes) is loaded with high-end finishes (like TRAVERTINE TILE and SMARTCORE Ultra Wood Polymer PLANK FLOORING, HIGH CEILINGS, ARCHED DOORWAYS & WINDOWS, CLASSIC PILLARS and other architectural details). In addition to a formal Living Room, formal Dining Room, and spacious, updated Kitchen overlooking the Family Room and 12' X 25' SCREENED LANAI, there's a generously sized Master Suite (with garden tub and wheelchair accessible shower). There are also two (2) other, secondary Bedrooms, either of which would make a wonderful studio, nursery, in-home office, space for hobbies, etc. 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.

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