



# OPEN HOUSE



**OPEN HOUSE SAT MAY 24TH 12-2:00PM**

**4 Bdrm 3 Bath 3 Car Garage Pool Home**

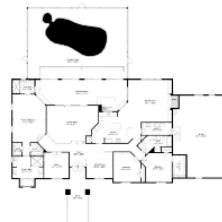
10355 WOODLAND WATERS  
Weeki Wachee FL 34613

MLS:2251805

PRICE:\$625,000.00

**Bedrooms:** 4  
**Full Baths:** 3  
**HOA:** 175.00 YEAR  
**Parking:** 3 Cars  
**Floors:** 1

**Subdivision:** WOODLAND WATERS  
**Year Built:** 1991  
**Lot Size:** 1.64 ACRES  
**Sqft:** 3679 LIV SQ FT



#### PROPERTY FEATURES:

- Central A/C
- High/Vaulted ceiling
- Family room
- Breakfast nook
- Stove/Oven
- Dryer
- Yard
- Central heat
- Walk-in closet
- Living room
- Dishwasher
- Microwave
- Laundry area - inside
- Swimming pool
- Fireplace
- Tile floor
- Office/Den
- Refrigerator
- Washer
- Balcony, Deck, or Patio

#### OTHER FEATURES:

- New Roof 2020
- Hurricane Garage Doors 2024
- Newer Pool Pump, Cannister
- Fireplace in Family Room
- Kitchen Island, Pantry
- Dining Area
- French Doors - Primary Suite
- French Doors-Office/Den
- Florida Room w/sliders
- Huge Formal Living Room
- Winding Driveway xtra Prkng
- Private Back Yard to Lake
- Irrigation is on Well

#### PROPERTY DESCRIPTION:

ESTATE SALE-REDUCED PRICE-MOTIVATED SELLER. Impressive home in the desirable Woodland Waters Subdivision. Nestled on a large lot that backs up to Tooke Lake for access. Grand Double Door Enters into Tiled Foyer and view of the huge Living Room and Florida Room to refreshing inground pool. Pickle Ball, Park and Dock for residents of the community.

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