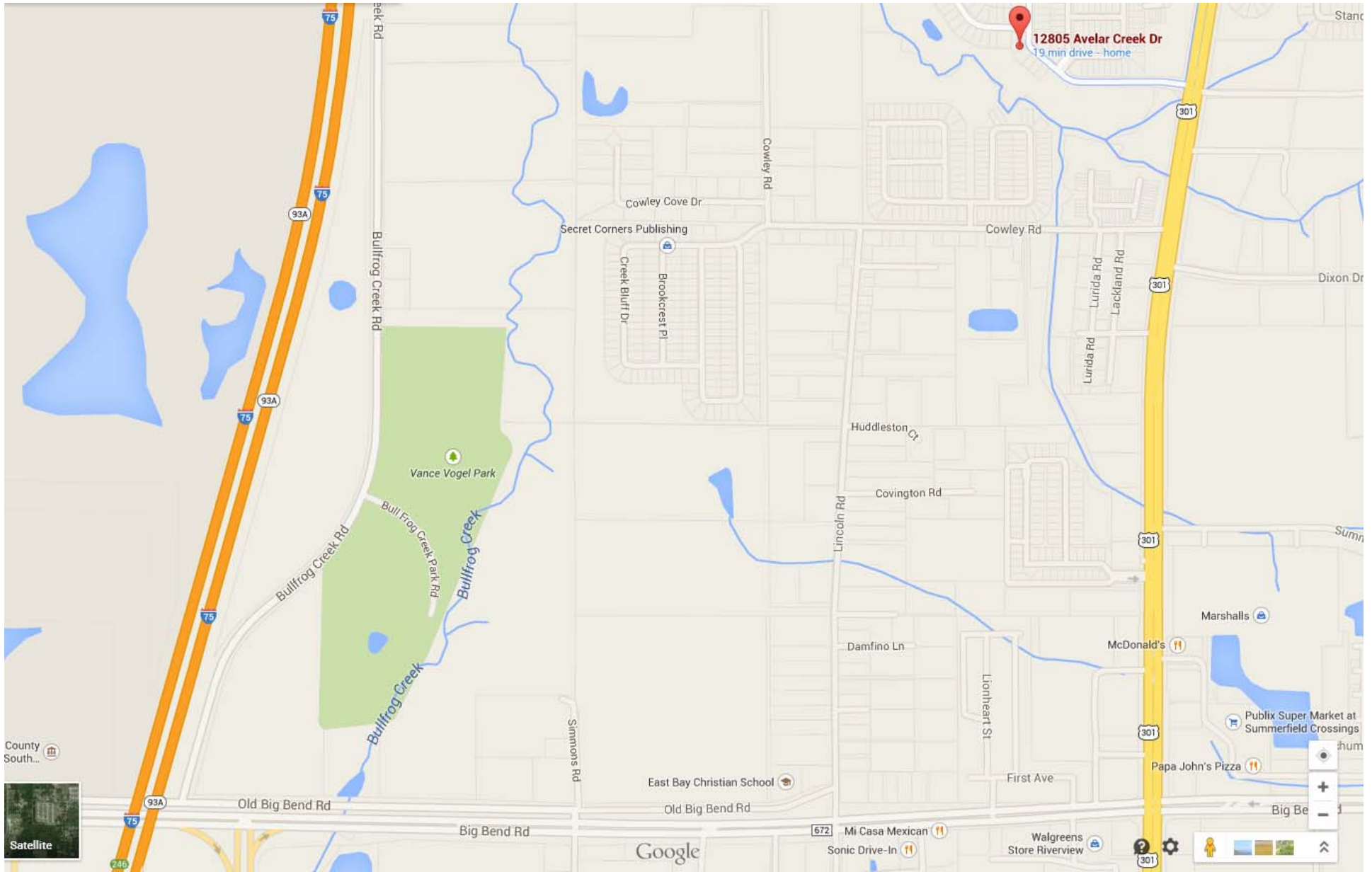




**Keyboard RIGHT ARROW for next slide...**

**12805 Avelar Creek, Riverview, FL 33578**  
**Avelar Creek Community**



**12805 Avelar Creek Dr, Riverview, FL 33578 – Avelar Creek Community**  
**From I-75, East on Big Bend Rd, ½ Mile North up 301, Left into Avelar Creek**

**2,062/2,502 Heated and Total Sq/Ft  
Built in 2010**

**3 Bedroom – 2 Bathrooms – 2 Car Garage  
Front View Office/Den – 4<sup>th</sup> Bedroom  
Stunning Level 2 Maple Wooden Floors**

**Covered Extended Patio with Conservation View  
Community Pool**

**Close to Shops, Hospital, I-75**

**MLS # T2736038**



**Front View**



Living/Family Room 20' x 13'



**Entrance, Gallery, Family Room**



Family Room, Gallery



**Gallery, Kitchen, Breakfast Bar, Living Room**





Dinette 11' x 8'





Kitchen 13' x 11'



**Dining Room 13' x 11'**



**Rotundum with Crown Molding & Up-lighting**



**Rotundum, Gallery to Back Patio**



**Master Bedroom 16' x 13' with large walk-in-closet**



**Master Bathroom, Dual Sinks & Granite Counters**





Bedroom 2 11' x 10'



**Bedroom 3 11' x 10'**



**Bathroom 2 with Granite counter**





**Laundry to 2 Car Garage – Includes Washer, Dryer**



**Extended Back Patio**



Back Conservation View, Fenced in Back Yard



**Back Conservation View, Fenced in Back Yard**



## DESCRIPTION...

3/2/2 - 2,062 / 2,502 Heated & Total Sq/Ft. This home is STUNNING INSIDE.

Larger FAN SHAPED LOT for more privacy from neighbors.

Breathtaking back COVERED PATIO and EXTENDED SUN DECK with a GREAT CONSERVATION VIEW, an 'Entertainers Dream'.

FENCED IN BACK YARD, perfect for your pets.

All living space has RICH MOHAWK ENGINEER MAPLE LEVEL 2 WOODEN FLOORS, a huge upgrade.

The Master & Dining rooms have TRAY CEILINGS and the Family room & Kitchen have CATHEDRAL CEILINGS.

The KITCHEN has GRANITE COUNTERS, Maple 42" cabinets with 'Stainless Steel' hardware and matching appliances, under counter sink, breakfast bar & pantry.

The MASTER BEDROOM has a large walk-in-closet.

The MASTER BATHROOM has GRANITE DUAL SINKS, garden tub & separate shower.

This Taylor Morrison boats a ROTUNDUM feature with Crown Molding & up-lighting.

2nd BATHROOM with GRANITE COUNTER.

Generous front view OFFICE/DEN.

LAUNDRY to 2 Car Garage.

Make the appointment before it's snapped up.



**SCHEDULE TO VIEW THIS PROPERTY**

**END**