



EXCEPTIONAL, 2,400+ s/f home in STERLING HILL!

13386 Blythewood Drive , Spring Hill FL 34609

MLS:T3460872 PRICE:\$419,900.00



Bedrooms: 4
Full Baths: 3
HOA: \$95 per year
Parking: 3 Cars
Floors: 1

Subdivision: Sterling Hill / Brightstone Place
Year Built: 2007
Lot Size: .23 acres
Sqft: 9821

PROPERTY FEATURES:

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



OTHER FEATURES:

- ✚ 21"x16" Screened lanai



PROPERTY DESCRIPTION:

EXCEPTIONAL, 2,400+ s/f home in STERLING HILL! Located in BRIGHTSTONE PLACE, one of ONLY TWO (2) 'EXCLUSIVELY SINGLE-STORY' enclaves in this meticulously maintained community. Loaded with CUSTOM DETAILS (including a 21' X 16' SCREENED FLORIDA ROOM with Stone-Covered Accent Wall, Skylights, and a working Fountain), this rare, 'One-Owner' residence offers 4 BEDROOMS, 3 FULL BATHS, a 3-CAR GARAGE with workspace and attic storage, and ALL HARD-SURFACE FLOOR COVERINGS (NO CARPET OR VINYL). Other updates / improvements include a 5-TON LENNOX AC SYSTEM (with NEW COMPRESSOR in 2022), ALL STAINLESS, GE PROFILE & SAMSUNG APPLIANCES, a mostly recently REPAINTED INTERIOR, mostly newer, UPGRADED LIGHT FIXTURES (inside and out), and more. The original '25-YEAR' ROOF is in its 16th YEAR, and still in good condition. But, for Buyers who want or need the cost of a new roof INCLUDED in their price or mortgage, Sellers are open to replace it prior to closing AT AN 'ADJUSTED' (HIGHER) SALE PRICE. Awesome amenities enjoyed by residents of this community include: 2 Clubhouses, 2 Olympic-sized pools, fitness facilities, tennis and basketball courts, multiple play areas, 2 dog parks, rental storage space (in a secured lot) for boats and RV's, and quality management.



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