

# All the Luxury without the Wait!

## Move-in Ready – August 2017



## May River

1294

The Estates at Southern Hills

19735 Sterling Bluff Way, Brooksville, FL

3,310 SF living area, 3 Bedrooms, 3 Baths,  
Great Room, Bonus Room, 3-Car Garage

### \$699,000

Price includes Features listed below and golf course lot overlooking the 7th hole green.

#### Features:

- Recessed ceiling in Master Suite, Great Room, Kitchen, Bonus Room and Foyer and vaulted ceiling in Den
- Fireplace in Great Room
- 10' tall pocket sliding glass doors to Lanai from Great Room
- 8' tall 90 degree sliding glass doors to Cabana from Casual Dining
- Large island in Kitchen with secondary elevated counter
- Walk in storage closet in Arrival Center
- Wainscoting detail at Den
- Kohler oval sunstruck freestanding tub in Master Bath
- Pavers at driveway and entry



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