

# Welcome Home



\$ 193,900



2246 Lake Forest Avenue, Spring Hill, FL 34609

- » Beds: 3 | Baths: 2 Full
- » MLS #: 2210025
- » Single Family | 1,542 ft<sup>2</sup> | Lot: 10,000 ft<sup>2</sup>
- » \*New Pool Deck resurfacing
- » \*New Pool Heater
- » More Info: [2246LakeForestAvenue.IsForSale.com](http://2246LakeForestAvenue.IsForSale.com)

#### MORE INFO

Send a Text to:  
888-866-9492

Enter Message:  
P76872



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**Preferred Property  
Associates, Inc.**

Preferred Property Associates, Inc.  
5329 Commercial Way  
Spring Hill, FL 34607  
(352) 688-1303



Come and see this 3/2/2 pool home....it is located in the heart of Spring Hill with great access to all local shopping and easy access to the Suncoast Parkway for commuting to Tampa for Shopping, Tampa International Airport, Arts, Cultural and Sporting events!

\*The owners recently added an electric pool heater creating opportunity for year round swimming and exercising! \*Pool decking was resurfaced with a design \*Laminate floors run through out the main living area of home including the Bedroom/Office, other two bedrooms are carpeted and wet areas are tile! \*Volume ceilings throughout main living areas with plant ledges \*Seven (7) remote controlled fan/lights added throughout home \*Master Bedroom has newer carpet installed, volume ceilings, plant ledges and open to Master Bath with vanity and two step in closets, the water closet and shower are behind a separate door \*Master shower has refinished \*Interior all but guest bedroom have been repainted \*All new duct work has been installed and upgraded to Electrostatic and UV Filters for hospital like air! \*HVAC unit was replaced in 2016 \*Roof was replaced within a close approximate guesstimate of 2014 \*High rise toilets and newer sinks recently installed (Refrigerator in photos will be swapped with a side by side fridge - photo will be available soon!)

