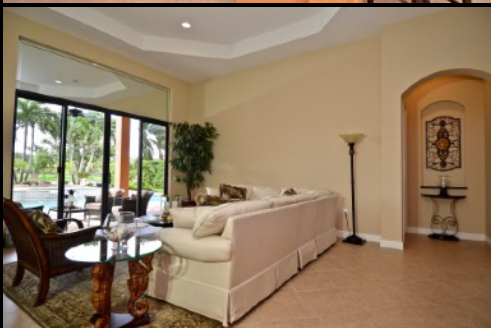
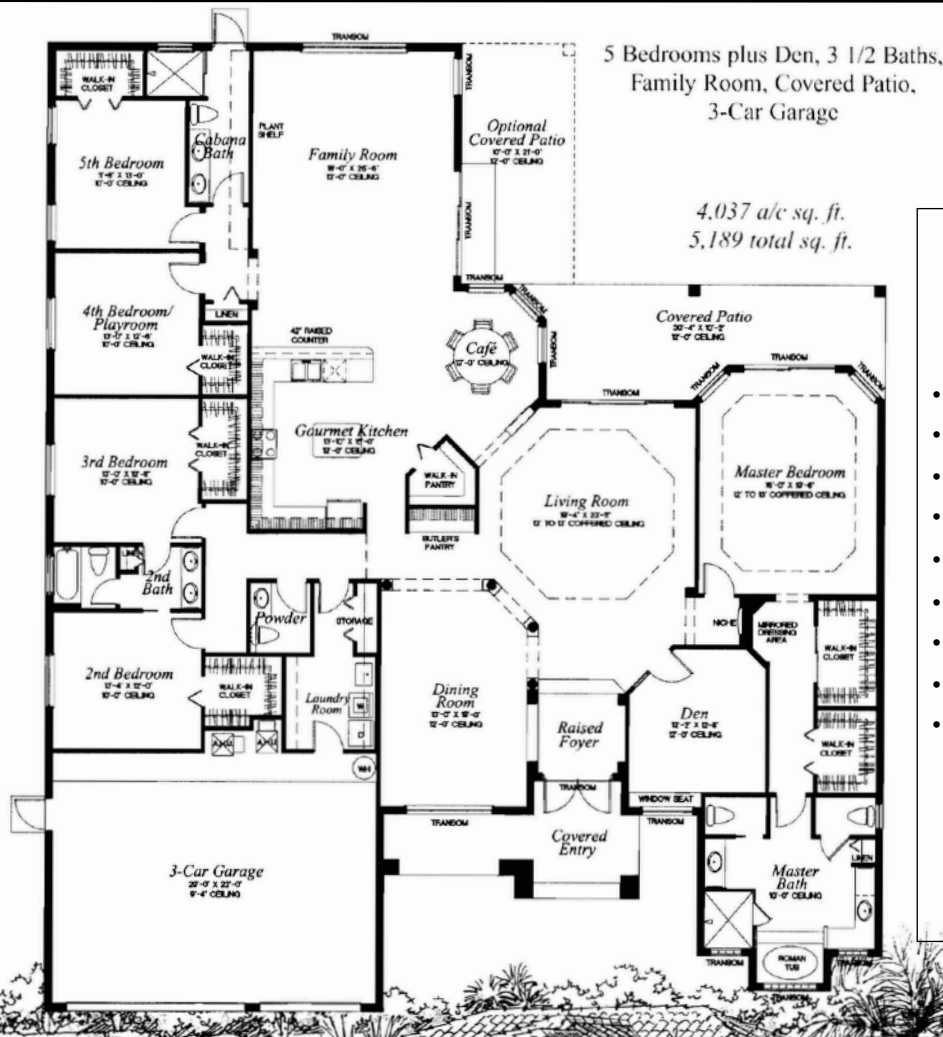


Riverstone - Residence 4

15192 SW 40th Street - Davie, Fl.



Contact your Realtor® for more information on this property
or to schedule an appointment



The following Upgrades & Improvements were recently done

- New Trane 4-ton a/c units (2018)
- Paver patio/walkway
- Exterior of house painted
- Hardwood floors in master br
- Plantation shutters bedrooms
- New microwave oven
- New dishwasher
- Landscaping refreshed
- Crown molding

Exclusions

All wall mounted TV's
(Mounting brackets to remain)

The Kitchen:

- Side by side refrigerator
- Double wall ovens
- Microwave
- Dishwasher
- Granite counters & full backsplash
- Light wood cabinetry (maple/birch type)
- Walk in pantry with wood doors & casings
- Wood front panels on raised snack bar area
- Breakfast area over look pool & water view.

Family Room:

- Nearly 500 sq.ft in size.
- Open views to back yard and pool area
- Opens to covered patio

Master Bedroom:

- Overlooks Pool & Patio
- Doors open to patio area
- Custom floor to ceiling wood plantation shutters
- Dual walk-in closets
- Hardwood flooring
- Mirrored dressing area

Master Bathroom

- Roman tub
- Walk in shower with 6 shower heads
- Dual private toilet areas
- Dual vanity sinks

Bedrooms:

- 3-way split
- Walk-in closets
- Bedrooms 2 & 3 share Jack n Jill bath
- Bedroom 4 & 5 share cabana bath

The Outside:

- Fenced back yard.
- Marble pool decking
- Paver driveway
- Paver walkway from front to back yard
- Lush tropical landscaping
- Stunning pool with overflow spa

General Features

- 4.037 a/c sq.ft.
- 5,189 total sq.ft.
- Dual zone a/c units
- Lot size: 36,762 sq.ft.
- Lot dimension: 96 x 120 dry - 307 x 120 to waterline

The expensed below were provided by homeowner and also public records.

- \$480.00 per month average FPL electric bill
- \$200.00 per month landscaping/yard
- \$125.00 water bill
- \$ 90.00 pool service
- \$ 288.00 per month for Homeowners Association
- \$13,902.42 Property Taxes for year 2018

For more information on this home or to schedule and appointment to see it contact your Realtor®