



\$ 419,990



17250 Wheatberry Blvd, Parrish, FL 34219

- » Beds: 4 | Baths: 2 Full
- » MLS #: A4683083
- » Single Family | 1,828 ft² | Lot: 6,534 ft²
- » More Info: 17250WheatberryBlvd.IsForSale.com



Barbara A Milian, P.A.
 941.504.0660
barbmilian@michaelsaunders.com
<http://barbmilian.michaelsaunders.com>

Michael Saunders & Company
LICENSED REAL ESTATE BROKER
 Sales Office
 8325 Lakewood Ranch Blvd.
 Lakewood Ranch, FL 34202
 (941) 907-9595



Remarks

NEWER, UPGRADED, and READY NOW, why build when this gated Rye Crossing home already offers \$30,000 in owner upgrades and eligible for USDA loan? This popular Cali floorplan has an open-concept layout with spacious kitchen overlooking the living room and dining areas with split bedrooms creating the perfect setting for everyday living. This home showcases extensive owner upgrades that significantly enhance both value and appeal, including a newer privacy fence creating a fully enclosed backyard retreat, upgraded designer lighting in dining area with custom dimmers to set the perfect ambiance, modern ceiling fan fixtures with integrated lighting in key living spaces, and a beautifully finished screened-in lanai that expands your outdoor living year-round. Additional exterior improvements include professionally installed rain gutters for added protection and long-term durability, as well as refreshed landscaping with new sod and newly installed irrigation for backyard. Inside, every bathroom has been elevated with newly installed glass shower doors for a clean, polished look, while the garage has been recently transformed with sleek enoxv flooring for a finished, showroom-quality feel. All windows have custom window treatments to provide style and added privacy.

