



\$ 312,000



10836 79th St E, Parrish, FL 34219

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4686550
- » Single Family | 1,263 ft<sup>2</sup> | Lot: 7,405 ft<sup>2</sup>
- » More Info: [1083679thStE.IsForSale.com](http://1083679thStE.IsForSale.com)



**Heather Sniffen**  
 941.720.1526  
[heathersniffen@michaelsaunders.com](mailto:heathersniffen@michaelsaunders.com)  
<http://HeatherSniffen.michaelsaunders.com>

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

Remarks

Nestled along the tree-lined streets of Copperstone, this wonderful family home offers exceptional curb appeal. Built by Ryland Homes, the residence features a thoughtfully designed floor plan ideal for the Florida lifestyle. Upon entering, the "Edgewater" floor plan welcomes you with a foyer and entrance gallery. Two secondary bedrooms and a dedicated full bath are conveniently located near the front of the home. Moving into the main living area, a wall of windows fills the great room with natural light, creating a bright and inviting space. The kitchen and dining area flow seamlessly together while overlooking the great room, making the layout ideal for both everyday living and entertaining. The primary suite is privately positioned off the great room and features its own bath and walk-in closet. High ceilings and generous windows enhance the home's spacious feel. Wood-plank tile flooring runs throughout most of the home, with carpeting in the guest bedrooms. A radiant barrier adds energy efficiency, and additional attic flooring provides valuable storage space. The outdoor living area is equally inviting, with a covered porch that extends to a navered lanai overlooking the fenced backyard. Landscane curbing highlights the lush Florida tropical landscaping and adds a

