



Seller's 10 Favorite Features (not in any particular order):

1. Easy access to I-75
2. Multiple routes to get to Tampa or St Pete
3. East of 41, no flood insurance required or in an evacuation zone
4. Multiple schools in the neighborhood - 1 magnet K-8, 1 charter K-8, and 1 public K-5, 2 traditional preschool/daycares and 1 Montessori preschool
5. Can utilize Waterset amenities-outdoor trails and outdoor workout equipment
6. Retail shopping including Publix within neighborhood
7. Multi-sports complex within neighborhood
8. Less traffic in Apollo beach vs Riverview but can easily access 301, retail stores, and restaurants via Big Bend Rd or Paseo Al Mar Blvd.
9. St Joseph Hospital less than 3 miles away
10. Within 40 miles to beautiful Sarasota, St Pete, Clearwater beaches