

SINGLE FAMILY RESIDENCE

15330 Yellow Birch CT

15330 Yellow Birch Court, Alva, Florida, 33920, United States

Property Details

Type	**Single Family Residence**
MLS #	**2026015426**
Bedrooms	**2**
Building size	**2271 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Welcome to easy, resort-style living in Cascades at River Hall! This beautifully maintained 2023 built home offers Impact windows and doors and the perfect blend of modern design and low maintenance comfort in one of Alva’s most sought-after 55+ communities. Featuring the popular Clifton floor plan, this home offers 2 bedrooms + a versatile den, 2 bathrooms, and over 1,800 square feet of thoughtfully designed living space. From the moment you step inside, you’ll love the bright, open layout with tile flooring throughout the main living areas and seamless flow between the kitchen, dining, and great room making it perfect for both relaxing and entertaining. The spacious kitchen is the heart of the home, featuring ample cabinetry, a large island, and plenty of room to gather. Step outside to your private lanai and enjoy peaceful mornings or unwind in the evenings with Florida’s beautiful weather. The split bedroom design offers privacy for guests, while the oversized primary suite boasts a large walk-in closet and a private ensuite bath. Additional highlights include impact windows and doors, a 2-car garage, and a brick paver driveway. Located in the vibrant Cascades at River Hall, residents enjoy a heated resort-style pool and spa, fitness center, tennis, pickleball, bocce, walking trails, and a clubhouse packed with social activities. This home is gently used, move-in ready, and priced to sell. Don’t miss your chance to enjoy the lifestyle you’ve been waiting for!