

SHOWING GUIDE - 715 Rolling Hills Dr, Palm Harbor

3 Bedrooms + Family/Media Room | 2 Bathrooms

2 Car Garage | 2,666 sq ft | 90 x 130' lot

INTERIOR FEATURES:

- Luxury vinyl wood-look plank flooring throughout entire home
- Vaulted ceiling and skylights in living room
- Wood-burning fireplaces in living room & family/media room
- Pocketing sliding glass doors open from Florida room to lanai
- Eat-in kitchen features GE cafe refrigerator & dishwasher (see SPD), range & microwave hood, plenty of cabinetry with pull-out drawers
- Primary bedroom features walk-in closet, en suite bath with double sinks, tub and separate shower, sliding glass doors to lanai
- Ceiling fans in all bedrooms, split floor plan
- Second bedroom is large enough for two queen beds, with a deep organizer closet
- Family/media room could easily be a 4th bedroom
- Laundry room with washer & dryer (new Sept. 2022) included
- New faucets installed throughout in February 2023
- Seller will leave two mounted televisions if desired

SYSTEMS:

- Irrigation system on reclaimed water (Sprinkler panel replaced by previous owner)
- 150 amp electrical panel replaced by previous owner
- 50 gallon water heater is original
- Water softener system installed February 2023
- HVAC ductwork completely cleaned (replaced June 2022 per previous owner)
- Roof installed 2015 (per permit history), reinforced ridge line October 2022
- Leafguard gutter system reinforced and cleaned October 2022
- 2-10 Home Warranty in place through September 2023, can be transferred
- Google Home doorbell conveys
- Wired for security system with cameras over the pool area and garage (not currently monitored)

715 Rolling Hills Drive - continued

EXTERIOR / MISC:

- Hurricane rated double front entry door (installed January 2023)
- Paver drive & walkways
- Newer garage door with automatic opener (added insulation April 2023)
- Birdcage screened swimming pool and heated spa (new pool filter May 2023, leak tested and upgraded March 2023, motor & heater replaced by previous owner)
- Motorized privacy shades & awnings
- Seller will leave patio furniture if desired
- Landscaping completely updated
- Vinyl and wood stockade fencing around rear yard
- Dog run on east side of property

CARRYING COSTS:

- HOA fee \$725/year, includes community pool, tennis, pickleball & basketball courts, club room, trails, playground (Westlake Village Civic Association, 813-936-4124)
- Average electric \$400/month (seller notes that they run a high-tech computer system from home and typically have the A/C set at 71 degrees) - Duke Energy
- Average water/sewer \$100/month - Pinellas County
- Average trash \$40/month - Solar Sanitation
- Lawn care \$100/month - Florida Lawn Care
- Pool service \$150/month - Dog Days
- Pest control \$120/quarter - Phoenix Pest Control

See more photos and information at:

www.HomeInWestlakeVillage.com