

Come Home to Westlake Village!

715 Rolling Hills Dr. | Palm Harbor, FL

Offered for \$725,000

3 Bedrooms + Media/Family Room | 2 Baths

2,666 sq ft | Built 1978 | 90 x 130' Lot

2 Car Garage | Pool & Spa

www.HomeInWestlakeVillage.com



A wonderfully open, spacious home in the desirable Westlake Village neighborhood. You'll love the vaulted ceilings and skylights in the living room and the overall comfortable flow of this home.



The kitchen is large enough for a dining table in front of a beautiful bay window, and has lots of counter space and cabinetry, including pull-out drawers for efficient storage.

Relax by the swimming pool and heated spa; there are plenty of covered and open spaces in the birdcage screen enclosure with retractable awning and motorized privacy shades.

Inside, there's a split floor plan to give everyone plenty of space. The primary bedroom suite is quite large, with a walk-in closet and an en suite bath with dual sinks and a separate tub and shower.

There's a huge family / media room that can be used for anything you could imagine. The home is in excellent condition, with lots of recent upgrades and improvements. The community offers a clubhouse, pickleball, tennis and

basketball courts, trails and a playground. The established neighborhood is beautiful and there's easy access to the Gulf beaches and downtown Palm Harbor. ***See for yourself how much you'll love living here!***



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Details ...

INTERIOR FEATURES

- Luxury vinyl wood-look plank flooring throughout
- Vaulted ceiling and skylights
- Wood-burning fireplaces in living room & family/media room
- Pocketing sliding glass doors from Florida room to lanai
- Eat-in kitchen features GE cafe refrigerator & dishwasher, 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
- Family/media room could easily be a 4th bedroom

SYSTEMS/MISC

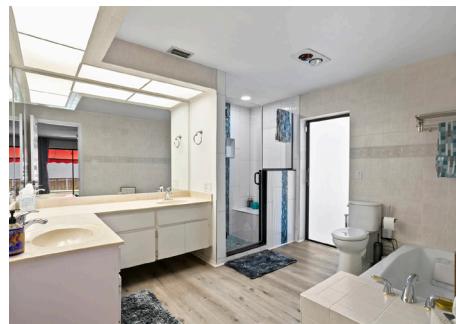
- Irrigation system
- Water softener system installed February 2023
- Roof installed 2015 (per permit history), reinforced ridge line October 2022
- Leafguard gutter system reinforced and cleaned Oct 2022
- Google Home doorbell
- Wired for security system with cameras

ASSOCIATION INFORMATION

- HOA fee \$725/year, includes community pool, tennis, pickleball & basketball courts, club room, trails, playground (Westlake Village Civic Association, 813-936-4124)



The primary bedroom is spacious and bright, with an en suite bath.



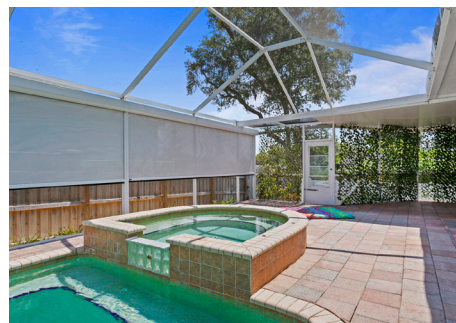
The other two bedrooms are on the opposite side with a shared hall bath.



There's a huge media / family room that you'll absolutely love!



The birdcage screened pool and spa offer fantastic outdoor living!



See more photos and information at:
www.HomeInWestlakeVillage.com



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