

## **1201 Asturia Way S**

3 Bedrooms / 2.5 Baths / Oversized 2 Car Garage

2,394 sq ft / Two-story / Built 1984

82 x 236' Lot, just under ½ acre

[www.LakewoodEstatesHome.com](http://www.LakewoodEstatesHome.com)

### **INTERIOR FEATURES**

- Powder room bath on main level
- Tile floors throughout living areas
- Large laundry room
- Large walk-in pantry
- Kitchen has solid-surface counters, wood cabinetry, two dining bars, stainless steel appliances (Bosch dishwasher, GE French door refrigerator, GE Whirlpool smooth surface range)
- Office with built-in shelving overlooks front yard
- Florida room features lots of windows overlooking back yard
- All bedrooms are upstairs
- Wood flooring on second floor landing and in primary bedroom
- Primary bedroom features windows overlooking the front yard, two closets (one walk-in), en suite bath with shower and split granite-topped vanities

### **EXTERIOR FEATURES**

- Salt water resort-style pool & spa (heated with propane or electric, dedicated panel)
- Shell pathways throughout rear and side yards
- Side double gate with ample parking for trailer / boat on pavers
- Side yard area with astroturf
- Oversized garage has workshop benches
- Irrigation system in rear yard on well

(continued)

## SYSTEMS / MISC

- Security system is owned but not currently monitored
- HVAC - Dual system, downstairs 3 ton unit 2022, upstairs 2.5 ton unit 2008
- Water Heater - 2011, 40 gallon
- Wood panels for whole house storm protection
- TV's will convey, outdoor furniture can stay if desired

## IMPROVEMENTS

- New exterior electrical service \$7,000 in 2019
- Outdoor Sonos system \$4,000
- Well / sprinkler system \$5,800
- Flagstone / patios / shell pathways \$15,000
- Vinyl fence \$22,000
- Wood fence & mural \$5,000
- Exterior door replacements \$6,600 in 2018
- Pool systems \$81,400 in 2019

## CARRYING COSTS

- Homeowner's Insurance: \$12,614 / year
- Flood Insurance \$910 / year (Not required)
- Average Electric: \$336 / month
- Average Water/Sewer Trash: \$139 / month
- Landscaping: \$200 / month
- Pool care: \$150 / month
- Pest Control: \$60 / month

## NEARBY RECREATION

- Boyd Hill Nature Preserve
- Lake Maggiore
- St. Petersburg Country Club / Golf Course
- Bay Vista Park & Boat Ramp