



MODERN COMFORT IN GATED ARABELLA COVE

8524 Arabella Lane | Seminole, FL 33777

2,177 sq ft | 40' x 117' lot | Taylor Morrison Home Built 2019

4 Bedrooms + Loft | 3-1/2 Baths | 2 Car Garage

www.ArabellaCove.com



Marketed by
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THE
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This beautifully maintained single-owner Taylor Morrison home offers modern comfort and exceptional convenience in the desirable gated community of Arabella Cove. This thoughtfully upgraded residence offers bright, open living space designed for today's lifestyle, blending stylish finishes, smart improvements, abundant storage, and a location that puts the best of Pinellas County within easy reach.

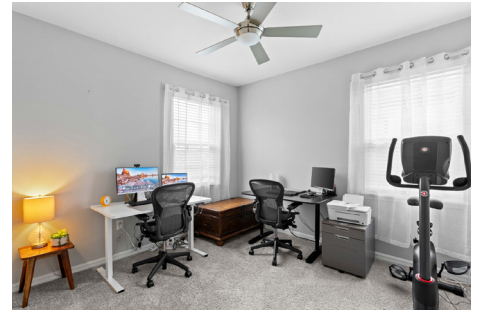
Inside you'll find soaring ceilings and natural light that create an inviting sense of openness throughout the main living area. Sliding glass doors lead to the generous screened porch, extending your living space outdoors.



Conveniently located on the first floor, the primary suite provides a peaceful retreat featuring attractive carpeting, a ceiling fan, a spacious walk-in closet professionally designed by California Closets, and an en suite bath with dual sinks, quartz countertops, wood cabinetry, a walk-in shower with built-in seat, and a private water closet. Also on the main level are the laundry room, and a powder bath for guests.



Upstairs, a central landing creates flexible space for a media space, study area, or play space while three additional bedrooms provide room for family and guests. There's plenty of space for everyone!



One bedroom enjoys its own private en suite bath, while the remaining bedrooms share a beautifully finished hall bath with a walk-in shower and wide vanity.



Arabella Cove is a well-maintained gated community where the HOA maintains the entrance, streets, sidewalks, streetlights, mailboxes, and common area landscaping, creating an attractive neighborhood with low-maintenance living.



Interior Details:

- Single-owner Taylor Morrison home
- Two story home with upstairs landing area
- Great room open floor plan downstairs
- Kitchen features upgrades including quartz countertops, tall upper wood cabinets with crown molding and under-cabinet lighting, lower cabinets with all pull-out shelving, stainless steel GE appliances, natural gas cooktop, casual dining counter
- Living room features high ceilings, upper window with automatic shades (remote is battery operated), sliding glass doors to screened porch
- Primary bedroom suite on the first floor features attractive carpeting, ceiling fan, en suite bath with double sinks in a tall vanity, quartz countertop, wood cabinetry, walk-in shower with seat, private water closet, walk-in closet with California Closet configuration
- Inside laundry room on first floor (washer and dryer will convey)
- Powder room (half bath) on first floor
- Upstairs (carpeted) are all other bedrooms and a hall bath with walk-in shower, solid surface countertop on wide vanity
- Guest suite features en suite bath with tub/shower combination

Exterior Details:

- Screened porch with added rolling blinds
- Spacious rear yard with tall hedges for privacy (side fences belong to neighbors), possibly room for a pool
- 2 Car garage with heavy duty custom overhead shelving (each section rated to 400 lbs), automatic door opener
- Irrigation system (city water) with all sprinkler heads changed to 6" height from standard 4" for more effective coverage
- French drain installed between neighboring home

- Metal hurricane shutters for the whole house (stored in the garage)
- Shingle roof (2019)
- Concrete driveway installed 2021

Systems / Misc:

- 3.5 ton Lennox HVAC system (2019) with added UV light system, filters changed monthly, serviced and descaled twice yearly by Cornerstone, condenser outside has voltage reduction system to absorb surges, new fan motor replaced 2026, 10 year warranty for the system
- Tankless water heater (2019), serviced twice yearly by Cornerstone
- Water softener system installed 2025
- Wired for home automation (not in use)
- Massey termite protection bait traps around the property (annual contract)
- Flood zone X, Evacuation zone C, never flooded

The Neighborhood:

- HOA: \$238 / month (Arabella Cove Community Association) includes gate, mailboxes, streets, street lights, sidewalks, common area landscaping
- Sentry Management, 727-799-8982, communitycare@sentrymgt.com
- Pets allowed (3) with some breed restrictions; no exotic animals
- Rentals allowed, 30 days' minimum, no more than 4 times per year
- Homeowner's insurance: \$2,200 / year
- Flood insurance: \$1,100 / year (not required)
- Electricity: \$150 / month average (Duke Energy)
- Water/sewer: \$150 / month average (Pinellas County Utilities)
- Trash collection: \$58 / month (Waste Pro)
- Natural gas: \$30 / month (TECO/People's Gas)



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