

8524 Arabella Lane, Seminole, FL 33777

4 Bed / 3-½ Bath / 2 Car Garage

Built 2019 by Taylor Morrison Homes

2,177 sq ft / 40 x 117' lot

Interior Features:

- 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 incredibly 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 Features:

- Generous 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

Community Information:

- 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

Other Carrying Costs:

- 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)

Improvements:

- California closets in primary and one upstairs bedroom closets - \$6,800
- Garage storage shelving - \$5,500
- Sprinkler head upgrading - \$2,100
- HVAC Ultraviolet light system - \$1,400
- Water softener - \$4,200

Assets / Geography:

- Close to schools:
 - Starkey Elementary School - 0.2 miles away
 - Osceola Middle School - 0.7 miles away
 - Osceola Fundamental High School – 1.5 miles away
 - Dixie Hollins High School (Magnet) - 3.5 miles away
- Convenient to restaurants, shopping, Sam's Club, Bay Pines VA Medical Center
- 6 miles to public beach access, Gulf of Mexico (15 minutes by car); 12 miles to Clearwater Beach (30 minutes by car)
- 9 miles to **St. Petersburg-Clearwater International Airport** (20 minutes by car); 19 miles to **Tampa International Airport** (30 minutes by car)
- 14 miles to **downtown St. Petersburg** (25 minutes by car); 13 miles to **downtown Dunedin** (30 minutes by car); 23 miles to **downtown Tampa** (35 minutes by car)
- **Helen S. Haworth Community Park** (10 minutes by car), public equestrian center with riding arenas, two schooling arenas and access to the Pinellas Park Horse Trail network
- **Loyd Tingley Park** (10 minutes by car), with horse riding access, boardwalk, scenic lake views and access to nearby riding routes
- **Walsingham/Lake Seminole Equestrian Trail System** (10-15 minutes by car), 87 acres of designated equestrian trails
- Close to **Walsingham Park** and **Lake Seminole Park**, with fishing, boat launch, dog park, picnic shelters, paved trails through wildlife sanctuary and playgrounds