

MAJOR COMPONENTS & UPDATES

| | <i>age/update</i> | | <i>age/update</i> | | <i>age/update</i> |
|--------------|-------------------|-----------|-------------------|------------|-------------------|
| Roof | 7 years | Fridge | 2 years | Washer | 4 years |
| HVAC | 3 years | Range | 4 years | Dryer | 4 years |
| Water Heater | 4 years | Microwave | 4 years | Dishwasher | 4 years |

*Standard \$335 Old Republic Home Warranty available upon contract execution

COMMUNITY FEATURES

- World-renowned TPC golf courses: bit.ly/TPCPrestancia
- Audubon Cooperative Sanctuary: bit.ly/TPCAudubon

No CDD fees & the community fees cover practically everything--making for a true worry-free home away from home or the perfect home to age in place. Lush, perfectly manicured Selby-like gardens, a private hamlet pool & courtyard just for Mara Villa, *all* exterior insurance, maintenance & replacements (roof & windows included!), common areas throughout beloved Prestancia, 24 hour/day monitored & gated security patrols, association & property management as well as water, sewer, trash, well-funded reserves for upgrades, replacements & more.

Carefree living for \$2380 per quarter. Power & internet not included. Community fees cover ALL of the following and more:

- Water, sewer, trash & recycling
- Exterior insurance, maintenance & replacement
- Everything to the drywall
- Landscaping & maintenance
- Pest control
- Pool & community amenities
- Community & property management
- 24 hour gated, patrol security

Community management company: The Barlow Group
 Manager's name : Clive Burnett
 Contact info: 941-927-1946 & cliveburnett@barlowgroupinc.com

Pet restrictions? 2 cats or dogs with no size restrictions
 Vehicle restrictions? No RVs, trucks or trailers
 Rental restrictions? One month minimum no more than six times per year
**see rules & regs for full details*

NEARBY FAVORITES

Close to the Siesta Key #1 Beach, Pine View School for the Gifted, easy access to I-75, Costco, shopping, dining, the YMCA and more. Very conveniently located minutes from the Legacy Trail leading through Oscar Scherer State Park all the way to Venice Island. Natural luxury & Florida at it's finest.

ADDITIONAL PAPERWORK AVAILABLE

- Property Disclosures
- Appliance/Components Manuals
- Association Docs
- Floorplan

Christina Pitchford PA * REALTOR®, Broker & Owner * Suncoast Homes & Dreams
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