

HOME INFORMATION & IMPROVEMENTS

13810 Lake Village Place | Tampa, Florida

Thoughtfully updated, carefully maintained, and designed for comfortable Florida living. Just one block from Carrollwood Country Club's clubhouse, this home combines an exceptional location with smart-home convenience, refreshed interiors, attractive landscaping, and a heated pool and spa.

HIGHLIGHTS

- **Country club proximity** Just one block's walk to the clubhouse at private Carrollwood Country Club, featuring 27 holes of championship golf with Champion Ultradwarf greens. Club access and membership subject to club policies.
- **Heated pool & spa** Operational and professionally maintained, with pool filters replaced recently.
- **Connected living** Comprehensive Alexa-based smart-home setup, two Ubiquiti wireless access points, and dedicated networking infrastructure.
- **Updated throughout** Fresh interior paint, new lighting and fans, refreshed electrical devices, and substantial exterior upgrades completed within the past year.
- **EV-ready garage** Installed electric-vehicle charging station.

RECENT IMPROVEMENTS | WITHIN THE PAST YEAR

- **Interior & finishes** Entire interior repainted with Sherwin-Williams Duration paint; new pantry and hallway closet doors; updated kitchen and primary bathroom hardware.
- **Lighting & electrical** New lighting and ceiling fans throughout; replaced electrical outlets, switches, and A/C registers; new outdoor lighting and fans.
- **Kitchen** Updated sink fixtures and installed a new quiet-operation garbage disposal.
- **Outdoor living** Patio roof replaced by licensed roofing contractors; new sun shades; exterior pool electrical panels and wiring replaced.
- **Landscaping & grounds** New landscaping and repaired irrigation system, including new sprinkler heads; large tree professionally trimmed and assessed.
- **Home systems** Smart-home hubs installed; pool filters recently replaced; fireplace professionally cleaned and inspected.

PROPERTY & SYSTEMS

- **Roof** Main roof replaced by prior owners; exact age has not been verified. Seller reports no known roof leaks.
- **Heating & cooling** One A/C system, approximately 10 years old, professionally serviced and reportedly operating without issues; two UV lights installed in the HVAC system.
- **Hot water** Tankless water heater.
- **Pool & spa** Heated and operational; chlorine system; professionally maintained with service up to date.
- **Smart home & security** Alexa hubs located at primary-bedroom entries and in kitchen; two Ubiquiti access points connected through home network box. Alarm equipment installed but service disconnected.
- **Irrigation & yard** Sprinklers connected to city water; fenced backyard, with fencing belonging to the property.
- **Garage & appliances** Two garage remotes included. Existing appliances to remain and are reported operational. Garage storage cabinets excluded.

ADDITIONAL SELLER INFORMATION

Home, yard, and pool maintenance are up to date and performed by professional, licensed and insured contractors. Seller reports no known sinkhole issues or other outstanding property concerns. Seller indicates flood insurance is not currently required; buyers should independently confirm flood-zone designation, insurance requirements, and costs.

Please note Information is based on the seller's knowledge and is provided for convenience, not as a warranty or substitute for inspections, property disclosures, permits, or independent verification. Equipment, fixtures, and inclusions should be confirmed in the purchase agreement.