

Architectural & Interior *Highlights*

- 2,417 AC Living Area
- Western Exposure
- Preserve View
- Two-Car Garage
- 10ft Sliding Doors
- Flooring
 - Tile Flooring throughout Main Areas
 - Tile in Bathrooms
 - Carpet in Bedrooms
- Foyer
 - Glass French-Doors
- Kitchen
 - Pantry
 - Tile Backsplash
 - Quartzite Countertops
- Kitchen Appliances
 - Bosch 36" Refrigerator & Freezer (2022)
 - Bosch Gas Cooktop (2022)
 - 5 Burners
 - GE Profile Wall Oven
 - Bosch Dishwasher (2022)
- Primary Suite
 - Bedroom
 - Large Walk-In-Closet
 - 10' Sliders in Master Leading to Lanai
 - Bathroom
 - Frameless Shower Door
 - Dual Vanities
 - Soaking Tub
- Millwork and Details
 - Tray in Foyer and Primary Bedroom Ceiling
 - Crown Molding Throughout
 - Solid Core Doors
- Mechanicals
 - Electric 50-Gallon Water Heater (2023)
 - HVAC Details (2023)
 - Recessed Lighting in Great Room
- Additional Features
 - Custom Light Fixtures Throughout
 - GE Washer and Dryer
 - Radon Machine (2021)

Recurring Fees

- 2026 Mediterra HOA Fee: \$9,060 Annually (Includes Bulk Cable & Internet)
- 2026 Calabria Neighborhood Association Fee: \$3,600 Quarterly
- Food & Beverage Minimum: \$1,200 Annually
- Amenity Preservation Fee: \$1,900 Annually
- Club Membership is required. Contact Membership Director for details
- \$2,000 annual special assessment
- One Time Fees
 - All new members are required to pay a \$8,750 special assessment
 - Transfer fee to the Mediterra Community Association is 1% of the purchase price plus \$6,000

It is the responsibility of the buyer's agent and/or their client to verify all fees, potential assessments, measurements, and representations. Agent/broker not responsible for errors.