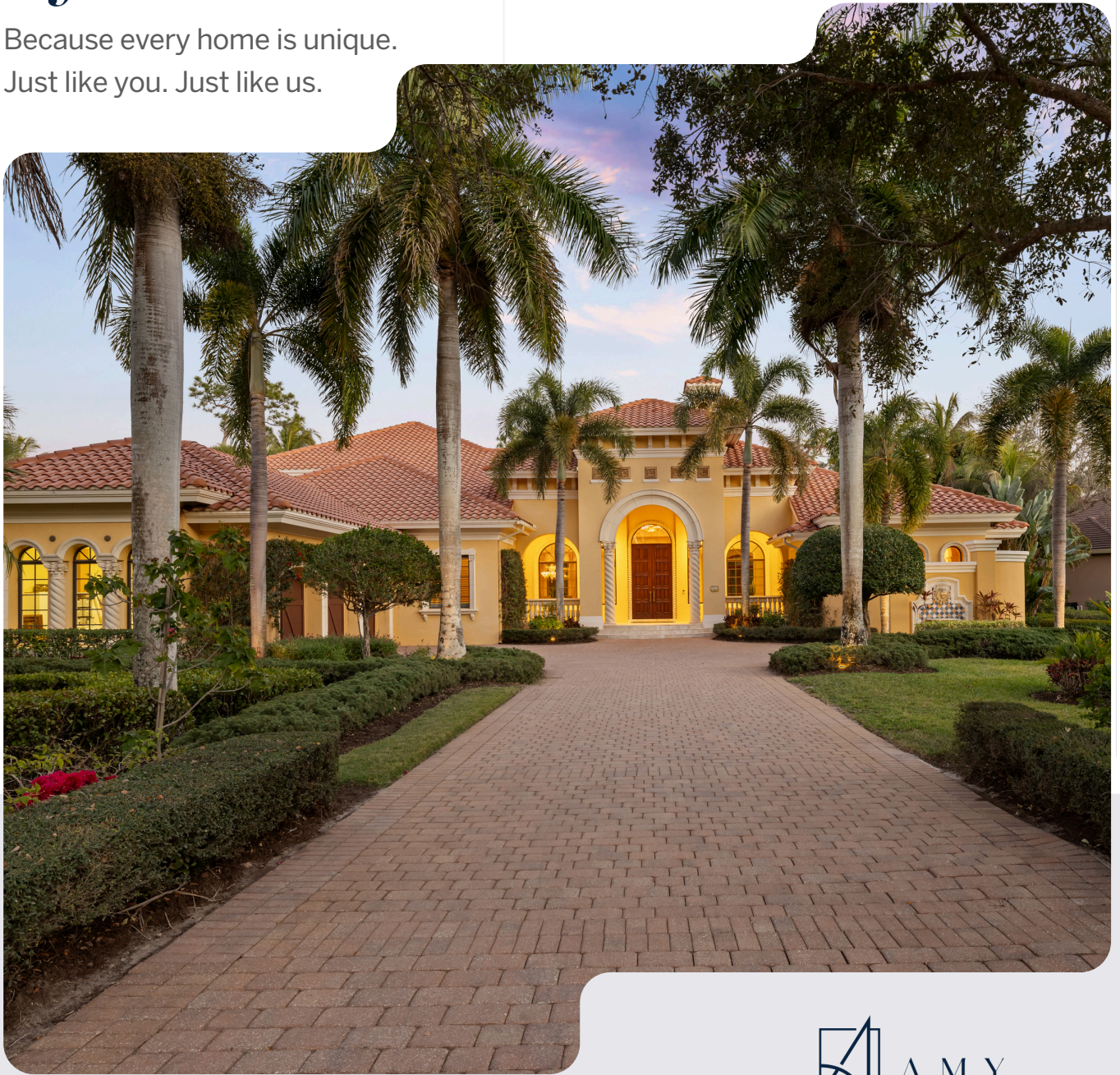


1 of 1

Because every home is unique.
Just like you. Just like us.



15192 Brollo Way

Designed for Elevated Living

Architectural & Interior *Highlights*

- 2003 Build
- Unfurnished
- Southeastern Exposure
- Expansive Water and Preserve Views
- Three-Car Garage
 - Insulated Garage Doors
- Entry Way
 - 10 ft Arched Stained wood door at entry
 - Transom Window
- Windows/Doors
 - 10ft Sliding Glass Doors
 - Zero Corner Sliders in Family Room
 - Mitered Glass Window in Morning Room, Living Room and Entry Way
- Flooring
 - Stone Flooring Throughout Main Areas
 - Wood Flooring in Den, Loft and Stairs
 - Carpet in Bedrooms
- Kitchen
 - Stone Backsplash
 - Granite countertops
 - Reverse Osmosis in Kitchen
 - Kitchen Island with Vegetable Sink
 - Walk-In Pantry
 - Grohe Faucets
 - Lazy Susan Cabinet
 - Appliance Cabinet
- Kitchen Appliances
 - 48" Paneled French Door Sub Zero Refrigerator & Freezer
 - Dacor Gas Cooktop (5 Burners)
 - Paneled Asko Dishwasher
 - GE Profile Wall Microwave
 - Dacor Wall Oven
 - Custom Hood Vent
- Wet Bar (Downstairs)
 - Sink
 - GE Under Counter Refrigerator
- Walk-in Custom Wine Cellar
- Wet Bar (Upstairs)
 - Sink
 - Sub Zero Under Counter Refrigerator
- Den/Office
 - Built-In Desk
 - French Doors
 - Fireplace
- Living Room
 - Fireplace
 - Built-In Cabinets and Shelving
 - Doors Leading to Lanai
- HVAC
 - 75 Gallon Gas Water Heater (2015)
 - 50 Gallon Gas Water Heater (2016)
 - Ruud (4 Units)
 - Dec 2025
 - Dec 2025
 - Dec 2025
 - 2019 (upstairs)
 - Wine Cooler (2017)
- Millwork
 - Crown Molding Throughout
 - Coffered Ceilings in Family Room and Den
 - Cove Ceilings in Entry Way and Primary Bath
 - Double Tray Ceilings in Primary, Living Room, Dining Room
 - Tray in Morning Room, Kitchen and Loft
- Primary Suite
 - Bedroom
 - Dual Closets with Custom Closet Systems
 - French Doors
 - Sitting Area with Bay Window
 - Hunter Douglas Window Treatments
 - Bathroom
 - Multiple Shower Heads
 - Dual Vanities
 - Bidet
 - Jacuzzi Soaking Tub
 - Fountain Outside of Shower
- Outdoor Living and Pool Deck
 - Fireplace (gas - 2026)
 - Spa
 - Gas Pool/Spa Heater
 - Swim-Up Pool Bar
 - Outdoor Kitchen
 - DCS Grill
 - Custom Hood Vent
 - Sub Zero Under Counter Refrigerator
 - Sink
 - Second-Story Balcony. New flat roof deck/tile in 2025
- Storm Protection
 - Kevlar Screens
 - Metal Shutters
- Additional Features
 - Central Vac
 - Custom Closets Throughout including Pantry
 - GE Washer and Dryer
 - All Bedrooms En-suite
 - Hand Forged wrought-iron handrail with elegant scroll work

Recurring Fees

- 2026 Mediterra HOA Fee: \$13,541 Annually (Includes Bulk Cable & Internet)
- Food Minimum: \$1,200 minimum
- Amenity Preservation Fee: \$2,900 Annually
- Club Membership is required. Contact Membership Director for details
- \$2,000 Sports Club 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.