

Lansbrook Sanctuary

5172 Loquat Court • Palm Harbor
Offered at \$560,000.

Annual Lease Available at \$3,000/month

4 Bedrooms + Den / 3 Baths / 3 Car Garage
2,714 sq. ft.; 0.386 acre lot; Built 1997

www.5172LoquatCourt.com



This gorgeous home in the Lynnwood section of desirable Lansbrook is unique in many ways. Built by Marc Rutenberg in 1997, superior construction and design are hallmarks of the home, which offers flexible living space inside, and the best of Florida living outside. Retreat to the privacy of your screened pool overlooking a serene pond and wooded conservation area, or take a few strokes on your private putting green. You'll love the neighborhood, the house, and the lifestyle.



- Quiet cul-de-sac location with lush tropical landscaping
- French door entry opens to living and dining areas
- 18" diagonal-set ceramic tile floors in all living/traffic areas
- Island kitchen features tile counter tops and backsplashes, double sink with reverse osmosis water filter, large Sub-Zero refrigerator, white raised panel wood cabinetry, crown molding
- Family room features a double-sided fireplace surrounded by display niches and media cabinetry
- Den/Study shares the fireplace and has built-in bookcases
- Surround sound speakers installed throughout the home
- Lanai & pool accessible through sliding glass doors from the living and family rooms, and from the breakfast nook
- Inside laundry room with utility sink & cabinetry for storage



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The Master Bedroom and Bath



The bedrooms in this home are spacious and comfortable, with the Master suite and a guest suite enjoying privacy apart from the others.

- Master suite enjoys views of the pond with direct access to the pool area
- Master bath features a double vanity with dressing area, oversized tub plus a glass-enclosed shower, and a large walk-in closet
- Guest suite includes a full bath that serves the pool area as well
- Two additional bedrooms and a full bath are just off the family room/kitchen area



Outdoor enjoyment is the true pleasure of Florida living. This home has a spectacular pool enclosure with irrigated plantings, a sand box, custom putting green - all with fantastic water views.

- 2,700 sq. ft. screen enclosure was upgraded in 2003
- Free-form pool with spill-over spa (spa is heated with natural gas)
- Rock speakers and surround sound on the lanai and around the pool
- 3-hole SofTrak putting green totals approximately 600 square feet

DETAILS & MECHANICAL SPECIFICATIONS

- Cement colored terra-cotta tile roof
- Well water irrigation system
- In-wall pest control tubes
- Security/Alarm System
- Whole-house HEPA filter
- CAT-5 Local Area Network Cabled
- Private park on Lake Tarpon with boat launch, playground, recreation
- Adjacent golf facilities & YMCA
- 1 year Home Warranty to buyers
- \$1,100 annual association fee
- **2006 Property Taxes \$10,004.**
No Homestead Exemption in place.



ROOM DIMENSIONS:

LIVING ROOM: 18' X 13'-8"
 DINING ROOM: 11' X 16'
 FAMILY ROOM: 18' X 19'
 LIBRARY/DEN: 11' X 12'
 MASTER BEDROOM: 19'-2" X 12'-2"
 2ND BEDROOM: 11' X 12'-3"
 3RD BEDROOM: 11' X 12'-3"
 4TH BEDROOM: 11' X 12'

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Sharon Tami Rob

Take a visual tour of this home and others at www.ssimms.com