

New to Market



STONELAKE RANCH LAKEFRONT ESTATE

10741 OSPREY LANDING WAY THONOTOSASSA, FL 33592

BEDROOMS
CHAMBRES
DORMITORIOS

4

BATHROOMS
SALLES DE BAIN
BAÑOS

3

LIVING AREA
SURFACE HABITABLE
ÁREA TOTAL

3,251

WWW.TAMPABAY.LUXURY



County: Hillsborough

Subdiv: STONELAKE RANCH PH 3

Beds: 4

Baths: 3/0

Pool: Private

Style: Single Family Residence

Const Status: Completed

Acreage: 2 to less than 5

Garage: Yes **Attch:** Yes **Spcs:** 3 **Carport:** No **Spcs:** 0

Garage/Carport: Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Side, On Street Parking, Oversized, Split Garage

Location: In County, Landscaped, Street Paved, Street Private, Zoned for Horses

Status: Active

List Price: \$1,690,900

Year Built: 2021

Special Sale: None

ADOM: 2

CDOM: 2

Proj Comp Date:

Pets: Yes

SqFt Heated: 3,251

Total SF: 4,892

LP/SqFt: \$520.12

Step into this newly built masterpiece by Arthur Rutenberg , located in Tampa Bay's premier waterfront community, Stonelake Ranch. This property also has the added advantage of having the CDD Bond settled by the current owner. This single-story, highly sought-after design boasts an open floor plan with four bedrooms and three baths, offering a seamless blend of elegance and functionality. The property features stunning views overlooking the pool and the serene Lake Hendry, a 37-acre lake framed by a 100-acre meadow preserve. Nestled on an expansive homesite over 550 feet deep, this property provides ample space for future expansion. Just steps from the Lakeside Lodge, the home includes both an attached two-car garage and a detached single-car garage, connected by a paved driveway and surrounded by beautiful landscaping. The Lakeside Lodge offers exceptional amenities including a 24-hour fitness center, a playground, a community boat ramp with access to Lake Thonotosassa—Hillsborough County's largest lake at 880 acres—tennis courts, a basketball court, and direct access to the 100-acre meadow preserve, all within a few steps from the property. Upon entering through double entry doors, you are greeted by a spacious foyer that leads to an open den, easily convertible into a formal living area. The family room, with its tray ceilings and recessed lighting, opens up to a screened pool deck through quadruple sliding glass doors, creating a perfect blend of indoor and outdoor living. The kitchen is a chef's delight, featuring beautiful cabinetry, neutral backsplash, a breakfast bar with drop-down lighting, a gas cooktop with range hood, built-in microwave and oven combo, and a side-by-side refrigerator. Adjacent to the kitchen, the breakfast nook offers picturesque views of the pool and lake through sliding glass doors. The master suite, designed for ultimate relaxation, provides panoramic views of the pool and Lake Hendry, with tray ceilings, recessed lighting, built-in speakers, and a cozy sitting area. The master bath includes a luxurious drop-in garden tub, a step-in glass shower with double shower heads, and dual vanities. Secondary bedrooms are generously sized, with easy access to a full bathroom. The oversized laundry room offers abundant storage and counter space. The outdoor area is a private oasis, featuring a paved patio, a stunning pool with water features, lighting, and a sundeck, perfect for entertaining or unwinding in style. This home features a whole house generator as well. Stonelake Ranch is located just shy of 20 minutes from Downtown Tampa and downtown Lakeland. As well as approximately 45 minutes from some of our most beautiful beaches. This community is perfect for doctors needing access to Brandon Regional, S. FL Baptist Hospital, St. Joe's, TGH, VA Hospital, Lakeland Regional, Moffitt Center, FI. Hospital of Carrollwood and many more facilities approximately 30 minutes or less from our front gate. The 4th Bedroom is currently being used as a bonus room. Builder option for the closet is in the floorplan, but the current owner opted not to install it. Buyer to confirm all sizes and dimensions at buyer's expense. Seller will offer a \$1,000 credit towards the closet to be installed with full price offer.

Land, Site, and Tax Information

SE/TP/RG: 12/28/20	Zoning: PD	Section #:	Floor Number: 1
Subd #:	Future Land Use:	Block/Parcel: 000000	CDD: Yes
Tax ID: U-12-28-20-952-000000-00063.0	Zoning Compatible: Yes	Front Exposure: Northwest	Annual CDD Fee: \$321
Taxes: \$15,182	Tax Year: 2023	Lot #: 63	Land Lease Fee:
Auction:	Auction Time:	Other Exemptions: No	Plat Book/Page: 109-264
Homestead: Yes	Complex/Community Name:	Additional Parcels: No	
Alt Key/Folio: 0606185110		Ownership: Fee Simple	
Lot Dimensions: 127 x 550	Lot Size Acres: 2.13	Flood Zone Code: AE	
Water Access: Lake		Water Name(s): LAKE HENDRY	
Water Frontage: Lake		Waterfront Feet: 127	
Water View: Lake		Water Extras:	
Legal Description: STONELAKE RANCH PHASE 3 LOT 63			

Interior Information

Air Conditioning: Central Air	Flooring Covering: Carpet, Tile
Heating and Fuel: Central	Security Features: Gated Community, Key Card Entry, Security System, Smoke Detector(s)
Fireplace: No	
Utilities: BB/HS Internet Available, Private, Propane, Underground Utilities	
Sewer: Septic Tank	Water: Well
Interior Features: Built in Features, Ceiling Fans(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan, Smart Home, Solid Wood Cabinets, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments	
Appliances Included: Built-In Oven, Dishwasher, Disposal, Dryer, Exhaust Fan, Range, Range Hood, Refrigerator, Washer, Water Filtration System	

Additional Rooms: Bonus Room, Den/Library/Office, Great Room, Inside Utility, Storage Rooms

Room	Dimensions	Room	Dimensions	Room	Dimensions	Room	Dimensions
Primary Bedroom	14x19	Bedroom 2	12x13	Bedroom 3	12x13	Bedroom 4	14x19
Great Room	19x19	Balcony/Porch/Lanai	33x15	Study/Den	13x15	Inside Utility	
Kitchen							

Exterior Information

Exterior Construction: Block	Description:
Roof: Shingle	Garage Dimensions:
Pool: Heated, In Ground, Lighting, Salt Water, Screen Enclosure	Pool Dimensions: 40x23
Exterior Features: Awning(s), Irrigation System, Lighting, Sliding Doors	

Community Information

HOA / Comm Assn: Yes	HOA Fee: \$2,250.00	HOA Pmt Sched.: Quarterly	Mo Maint\$(add HOA):
Monthly HOA Amount: \$750		Other Fees:	
Housing for Older Persons: False	# of Pets:	Pet Size Limit:	
FCHR Web:	Max Pet Wt:	Pet Rest: See Deed Restrictions	
Community Features: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Horses Allowed, Playground, Tennis Courts			
Fee Includes: 24-Hour Guard, Escrow Reserves Fund, Maintenance Grounds, Manager, Private Road			
Elementary School: Bailey Elementary-HB	Middle Or Junior School: Burnett-HB	High School: Strawberry Crest High School	

Realtor Information

ENGEL & VÖLKERS®
BOND COLLECTION GROUP

10741 Osprey Landing Way, Thonotosassa, FL 33592

CONVENIENCE LIST

<u>Downtown Tampa</u>	18.5 miles	31 min
<u>Downtown Orlando</u>	85.2 miles	1 hr 29 min

AIRPORTS

<u>Tampa International Airport</u>	22.9 miles	36 min
<u>Orlando International Airport</u>	92.4 miles	1 hr 32 min
<u>St. Pete–Clearwater International Airport</u>	36.1 miles	54 min

HOSPITALS

<u>Lakeland Medical Regional Center</u>	24.1 miles	35 min
<u>Tampa General Hospital</u>	19.5 miles	34 min
<u>USF Health Morsani Center for Advanced Health Care</u>	14.0 miles	28 min
<u>HCA Florida Brandon Hospital</u>	11.5 miles	28 min
<u>St. Joseph's Hospital</u>	20.4 miles	40 min
<u>James A. Haley Veterans' Hospital</u>	14.6 miles	33 min
<u>Advent Health Tampa</u>	13.9 miles	29 min

GROCERY STORES & SHOPPING

<u>Parsons Village Square</u>	8.2 miles	19 min
<u>Publix Super Market at Mango Square</u>	8.9 miles	20 min
<u>Dollar General</u>	2.9 miles	8 min

PHARMACIES

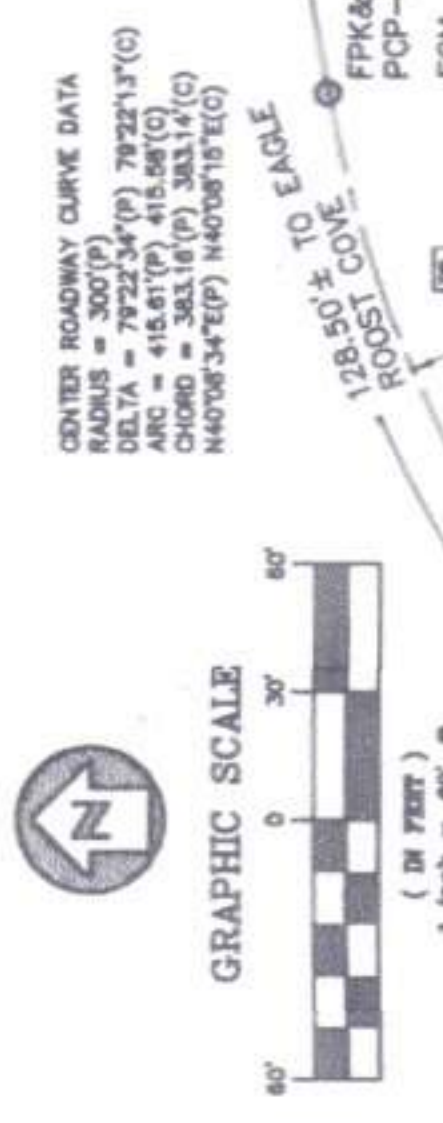
<u>CVS Pharmacy</u>	8.0 miles	19 min
<u>Palms Pharmacy</u>	19.8 miles	31 min

ATTRACTIONS & COLLEGES

<u>The Florida Aquarium</u>	18.4 miles	32 min
<u>Tampa Riverwalk</u>	13.4 miles	31 min
<u>Busch Gardens</u>	18.1 miles	27 min
<u>University Southern Florida</u>	18.4 miles	31 min
<u>Hillsborough Community College</u>	21.8 miles	39 min
<u>Florida College</u>	11.1 miles	22 min
<u>Dinosaur World</u>	7.8 miles	17 min

*Distances are approximate and times may vary depending on traffic and weather. Customer to verify all information.

LOT 63 STONELAKE RANCH - PHASE 3 A PORTION OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA



CENTER ROADWAY CURVE DATA
RADIUS = 300'(P)
DELTA = 79°22'34"(P) 79°22'34"(C)
ARC = 415.61'(P) 415.61'(C)
CHORD = 333.16'(P) 333.16'(C)
N40°06'34"E(P) N40°06'15"E(C)

- LEGEND:**
- AC. ACRES
 - BLVD. BOULEVARD
 - RD. ROAD
 - P.B. PLAT BOOK
 - PG. PAGE
 - FL. FLORIDA
 - P.C. PARTY CHIEF
 - W.O. WORK ORDER
 - DWG. DRAWING
 - (NR) NON-RADIAL
 - NOT TO SCALE
 - MAIL BOX
 - GAS WARNING POST
 - TELEPHONE BOX
 - WATER VALVE
 - FIRE HYDRANT
 - OAK TREE
 - MEASURED
 - (M)
 - PALM TREE

LEGAL DESCRIPTIONS:
LOT 63, STONELAKE RANCH - PHASE 3, ACCORDING TO MAP ON PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 284 THROUGH 271, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

NOTES:
1. THIS SURVEY IS BASED ON THE SOUTHERLY BOUNDARY LINE OF LOT 63 AS SHOWN ON THE PLAT OF STONELAKE RANCH - PHASE 3, RECORDED IN PLAT BOOK 109, PAGES 284 THROUGH 271, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS NORTH 94°03'43" WEST.
2. "UNDERGROUND ENCROACHMENTS ARE NOT LOCATED."
3. ADDITIONS OR DELETIONS TO THIS SURVEY OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
4. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AND "AE" PER FIRM MAP COMMUNITY PANEL NO. 130202034AK, DATED AUGUST 24, 2004, BASE FLOOD ELEVATION (BFE) IS 28.00 (NAVD 83) PER 39-FOOT CONTOUR ELEVATION SHOWN ON THE FIRM MAP. FLOOD ZONE LINES SHOWN HEREIN WERE SCALED FROM THE 1" = 500' FEMA MAP REPRESENTED ABOVE AND ARE APPROXIMATE.
5. SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT DATED JANUARY 02, 2013 AT 11:00 PM.
6. SCHEDULE 8, SECTION 2.
7. RESTRICTIONS, COVENANTS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF STONELAKE RANCH - PHASE 3, RECORDED IN PLAT BOOK 109, PAGES 284 THROUGH 271, INCLUSIVE, AS AMENDED BY AFFIDAVIT CONFIRMING A REVISION ON A RECORDED PLAT RECORDED IN OFFICIAL RECORDS BOOK 21871, PAGE 259, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
8. RESTRICTIONS, COVENANTS, EASEMENTS, AND OTHER MATTERS AS CONTAINED ON THE PLAT OF STONELAKE RANCH - PHASE 1, RECORDED IN PLAT BOOK 100, PAGE 210 THROUGH 224, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
9. RESTRICTIONS, COVENANTS, EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR EASEMENT, AS CONTAINED IN THAT CERTAIN SECOND AMENDED AS RESTATE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF STONELAKE RANCH RECORDED IN OFFICIAL RECORDS BOOK 18957, PAGE 133 AND JOINDER AND CONSENT TO SECOND AMENDED AS RESTATE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF STONELAKE RANCH RECORDED IN OFFICIAL RECORDS BOOK 18957, PAGE 160, AS MAY BE FURTHER AMENDED.
10. THE PROPERTY LIES WITHIN THE BOUNDARIES OF STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AND IS SUBJECT TO THE RULES AND REGULATIONS THEREOF AND THE LEVYING OF ASSESSMENTS THEREUNDER, AND THE FOLLOWING RELATED DOCUMENTS:
NOTICE OF ESTABLISHMENT OF STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 13186, PAGE 1333.
FINAL ADJUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 13515, PAGE 179.
AGREEMENT TO CONVEY OR DEDICATE RECORDED IN OFFICIAL RECORDS BOOK 13456, PAGE 1054.
DECLARATION OF CONSENT TO JURISDICTION, STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AND IMPORTATION OF SPECIAL ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 13556, PAGE 1085.
LETTER OF RECORD OF STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 13456, PAGE 1076 AND AMENDED LET OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 18977, PAGE 1139.
NOTICE OF EXPANSION ON STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 16286, PAGE 1359.
DISCLOSURE OF PUBLIC FINANCING RECORDED IN OFFICIAL RECORDS BOOK 18977, PAGE 1137.
NOTE: IN THE EVENT AN ALTA 9-08, 9-2-08, 9-3-08 OR 9-5-08 ENDORSEMENT FORM (WITH FLORIDA MODIFICATIONS) IS ISSUED WITH THE POLICY(IES), THE FORM 9-08, 9-2-08, 9-3-08 OR 9-5-08 WILL NOT AFFORD COVERAGE FOR THIS EXCEPTION.
ITEM 10. ANY LOSS OR DAMAGE ARISING FROM ASSESSMENTS OCCURRING AFTER DATE OF POLICY RESULTING FROM THE PROVISIONS CONTAINED IN FLORIDA STATUTE 720.30(4)(2), NOTWITHSTANDING ANY ASSURANCES TO THE CONTRARY IN ANY ALTA ENDORSEMENT FORM 5 OR FLORIDA ENDORSEMENT FORM 9 WHICH MAY BE ATTACHED TO THIS POLICY.
ITEM 11. THE NATURE, EXTENT OR DISTANCE OF REPAIRS IS NOT INSURED.
ITEM 12. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.
NOTES: ALL RECORDING REFERENCES IN THIS COMMUNITY POLICY SHALL REFER TO THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

STONELAKE RANCH, LLC
FOLIO# 060618-5108
10749 OSPREY LANDING WAY
62
2.09 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5110
10741 OSPREY LANDING WAY
63
2.13 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5112
10735 OSPREY LANDING WAY
64
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5114
10733 OSPREY LANDING WAY
65
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5116
10731 OSPREY LANDING WAY
66
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5118
10729 OSPREY LANDING WAY
67
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5120
10727 OSPREY LANDING WAY
68
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5122
10725 OSPREY LANDING WAY
69
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5124
10723 OSPREY LANDING WAY
70
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5126
10721 OSPREY LANDING WAY
71
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5128
10719 OSPREY LANDING WAY
72
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5130
10717 OSPREY LANDING WAY
73
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5132
10715 OSPREY LANDING WAY
74
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5134
10713 OSPREY LANDING WAY
75
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5136
10711 OSPREY LANDING WAY
76
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5138
10709 OSPREY LANDING WAY
77
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5140
10707 OSPREY LANDING WAY
78
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5142
10705 OSPREY LANDING WAY
79
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5144
10703 OSPREY LANDING WAY
80
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5146
10701 OSPREY LANDING WAY
81
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5148
10699 OSPREY LANDING WAY
82
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5150
10697 OSPREY LANDING WAY
83
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5152
10695 OSPREY LANDING WAY
84
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5154
10693 OSPREY LANDING WAY
85
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5156
10691 OSPREY LANDING WAY
86
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5158
10689 OSPREY LANDING WAY
87
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5160
10687 OSPREY LANDING WAY
88
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5162
10685 OSPREY LANDING WAY
89
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5164
10683 OSPREY LANDING WAY
90
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5166
10681 OSPREY LANDING WAY
91
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5168
10679 OSPREY LANDING WAY
92
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5170
10677 OSPREY LANDING WAY
93
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5172
10675 OSPREY LANDING WAY
94
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5174
10673 OSPREY LANDING WAY
95
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5176
10671 OSPREY LANDING WAY
96
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5178
10669 OSPREY LANDING WAY
97
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5180
10667 OSPREY LANDING WAY
98
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5182
10665 OSPREY LANDING WAY
99
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5184
10663 OSPREY LANDING WAY
100
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5186
10661 OSPREY LANDING WAY
101
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5188
10659 OSPREY LANDING WAY
102
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5190
10657 OSPREY LANDING WAY
103
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5192
10655 OSPREY LANDING WAY
104
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5194
10653 OSPREY LANDING WAY
105
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5196
10651 OSPREY LANDING WAY
106
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5198
10649 OSPREY LANDING WAY
107
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5200
10647 OSPREY LANDING WAY
108
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5202
10645 OSPREY LANDING WAY
109
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5204
10643 OSPREY LANDING WAY
110
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5206
10641 OSPREY LANDING WAY
111
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5208
10639 OSPREY LANDING WAY
112
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5210
10637 OSPREY LANDING WAY
113
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5212
10635 OSPREY LANDING WAY
114
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5214
10633 OSPREY LANDING WAY
115
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5216
10631 OSPREY LANDING WAY
116
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5218
10629 OSPREY LANDING WAY
117
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5220
10627 OSPREY LANDING WAY
118
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5222
10625 OSPREY LANDING WAY
119
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5224
10623 OSPREY LANDING WAY
120
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5226
10621 OSPREY LANDING WAY
121
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5228
10619 OSPREY LANDING WAY
122
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5230
10617 OSPREY LANDING WAY
123
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5232
10615 OSPREY LANDING WAY
124
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5234
10613 OSPREY LANDING WAY
125
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5236
10611 OSPREY LANDING WAY
126
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5238
10609 OSPREY LANDING WAY
127
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5240
10607 OSPREY LANDING WAY
128
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5242
10605 OSPREY LANDING WAY
129
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5244
10603 OSPREY LANDING WAY
130
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5246
10601 OSPREY LANDING WAY
131
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5248
10599 OSPREY LANDING WAY
132
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5250
10597 OSPREY LANDING WAY
133
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5252
10595 OSPREY LANDING WAY
134
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5254
10593 OSPREY LANDING WAY
135
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5256
10591 OSPREY LANDING WAY
136
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5258
10589 OSPREY LANDING WAY
137
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5260
10587 OSPREY LANDING WAY
138
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5262
10585 OSPREY LANDING WAY
139
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5264
10583 OSPREY LANDING WAY
140
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5266
10581 OSPREY LANDING WAY
141
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5268
10579 OSPREY LANDING WAY
142
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5270
10577 OSPREY LANDING WAY
143
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5272
10575 OSPREY LANDING WAY
144
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5274
10573 OSPREY LANDING WAY
145
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5276
10571 OSPREY LANDING WAY
146
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5278
10569 OSPREY LANDING WAY
147
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5280
10567 OSPREY LANDING WAY
148
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5282
10565 OSPREY LANDING WAY
149
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5284
10563 OSPREY LANDING WAY
150
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5286
10561 OSPREY LANDING WAY
151
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5288
10559 OSPREY LANDING WAY
152
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5290
10557 OSPREY LANDING WAY
153
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5292
10555 OSPREY LANDING WAY
154
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5294
10553 OSPREY LANDING WAY
155
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5296
10551 OSPREY LANDING WAY
156
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5298
10549 OSPREY LANDING WAY
157
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5300
10547 OSPREY LANDING WAY
158
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5302
10545 OSPREY LANDING WAY
159
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5304
10543 OSPREY LANDING WAY
160
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5306
10541 OSPREY LANDING WAY
161
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5308
10539 OSPREY LANDING WAY
162
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5310
10537 OSPREY LANDING WAY
163
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5312
10535 OSPREY LANDING WAY
164
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5314
10533 OSPREY LANDING WAY
165
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5316
10531 OSPREY LANDING WAY
166
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5318
10529 OSPREY LANDING WAY
167
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5320
10527 OSPREY LANDING WAY
168
2.06 AC.

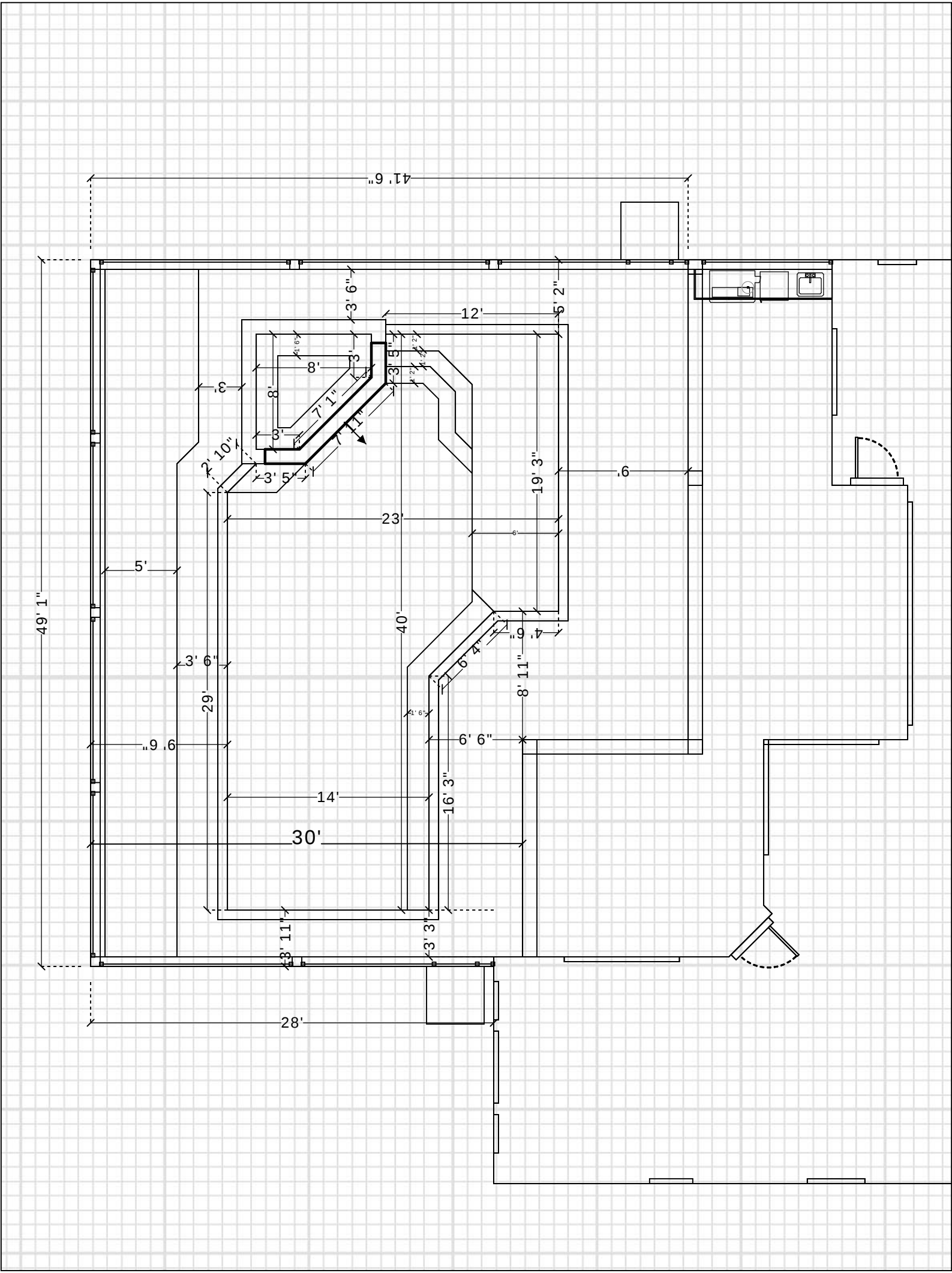
STONELAKE RANCH, LLC
FOLIO# 060618-5322
10525 OSPREY LANDING WAY
169
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5324
10523 OSPREY LANDING WAY
170
2.06 AC.

STONELAKE RANCH, LLC
FOLIO# 060618-5326
10521 OSPREY LANDING WAY
171
2.06 AC.

STONELAKE RANCH

This design is the intellectual property of Hive Outdoor Living LLC. Anyone who replicates this design will be subject to legal action.



Pool Shape: <u>linear</u>	Square Footage: <u>658</u>
Size: <u>12</u> x <u>40</u>	Depths: <u>3</u> x <u>8</u> x
Est. Total Gallons: <u>20,100</u>	Perimeter: <u>119</u>
1. 25 Yr Transferable Shell Warranty <u>yes</u> Access ft.: <u>wide open</u>	
2. Interior Finish: <u>wet edge quartz</u>	Color: <u>tbd</u>
3. Tile: <u>standard tbd</u>	
4. Filter Type: <u>cartridge</u>	Sq. Ft: <u>300 sq. ft</u>
5. Pump Type: <u>v.s.</u>	2nd Pump: <u>no</u>
6. Sanitizer: <u>ic-40</u>	7. Skimmer Qty: <u>1</u>
8. Main Drain: <u>channel</u>	Color: <u>white</u>
9. Return Qty: <u>3</u>	10. Pool Specialty Jets: <u>no</u>
11. Water Fall: <u>no</u>	Type: <u>no</u>
12. Sheer Descent: <u>no</u>	13. Deck Jet: <u>no</u>
14. Laminar: <u>no</u>	15. Bubbler: <u>2 led</u>
16. Pool Light Qty: <u>2</u>	17. Remote Lt. Switch: <u>no</u>
18. Swimout: <u>yes</u>	19. GFI Outlet (if required): <u>yes</u>
20. Sunbed: <u>yes</u>	21. Umbrella Holder: <u>yes</u>
22. Auto Fill: <u>intellilevel</u>	23. Child Safety: <u>floating</u>
24. Brush & Adj. Pole: <u>yes</u>	25. Start up &Test Strips: <u>yes</u>
26. Auto Cleaner: <u>no</u>	27. Leaf Net: <u>yes</u>
28. In Floor Cleaning: <u>no</u>	29. Spa Light: <u>yes</u>
30. Spa: <u>8x8 triangle</u>	Height: <u>12"</u>
31. Therapy Jet Qty: <u>6</u>	32. Waterway Jets: <u>no</u>
33. Automation: <u>easytouch 8</u>	I-Link: <u>no</u>
# of Actuators: <u>3</u>	34. Air Blower: <u>yes</u>
35. Heater: <u>mastertemp 400k</u>	Type: <u>?????</u>
36. Heat Pump: <u>aquacal t135</u>	37. Solar Panels: <u>no</u>
38. Raised Beam: <u>no</u>	Height: <u>no</u>
39. Deck Type: <u>artistic paver</u>	Color: <u>tbd</u>
Pattern: <u>tbd</u>	40. Raised Deck: <u>no</u>
Height: <u>no</u>	41. Retop: <u>cover lanai</u>
42. Coping: <u>artistic 12x12 bull</u>	Color: <u>tbd</u>
43. Treads: <u>no</u>	Risers: <u>no</u>
44. Deck Drainage: <u>2" deco</u>	Color: <u>tbd</u>
45. Deck Removal: <u>no</u>	46. Turf: <u>no</u>
47. Screen: <u>yes</u>	Height: <u>12</u>
Roof: <u>mansard</u>	Color: <u>tbd</u>
48. ODK Length: <u>no</u>	49. Cabinet Material: <u>no</u>
50. Materials: <u>no</u>	
51. Appliances: <u>no</u>	
52. Fire Pit: <u>no</u>	Material: <u>no</u>
53. Fire Bowls: <u>no</u>	Type: <u>no</u>
54. Landscape Lighting: <u>no</u>	Quantity: <u>no</u>
55. Pool Toys: <u>no</u>	56. Ledge Lounger: <u>no</u>
57. Sprinkler Magician: <u>no</u>	Fertilizer: <u>no</u>

Customer Info

Name: Podobinski, Erica

Address: 10741 OSPREY LANDING WAY

City: Thonotosassa State: fl Zip: 33592

Mobile: (612) 940-2286 Job Number: _____

Drawn By: Ben Kelver

Date: 6/12/2020

Notes:

by Hive	by customer
Landscaping: _____	_____ x
Fencing: _____	_____ x
Sprinkler: _____	_____ x
Gas: _____	_____ x
Sod: _____	_____ x
Child Safety: _____	_____ x

I have reviewed and I give my approval to proceed with the construction of this project.

Customer _____ Date _____



311 S. Willow Ave.
Tampa, FL. 33606

813-579-2444
www.hiveoutdoor.com
Lic: CPC1456419

Create Your Own Paradise.™

Scale: 1/8

ENGEL & VÖLKERS®
BOND COLLECTION GROUP

10741 Osprey Landing Way
Thonotosassa, FL 33592

Monthly Expenses

Description	Amount
Electricity	\$279
Lawn	\$710
Pool	\$130
Gas	\$120
Pest Control	\$117
SLR HOA	\$750

*Expense estimations are for your convenience only. Buyer to verify all information.

10741 OSPREY LANDING: LOAN OPTIONS



\$1,690,900

FEATURES

- Garage - 3 or more
- 4 Bedrooms
- 3 Bathrooms
- Den/Office
- Swimming Pool
- Lake View
- Community Clubhouse(s)
- Community Tennis Court(s)
- Community Park(s)

MLS#

Discover this stunning Arthur Rutenberg home in Stonelake Ranch, Tampa Bay's premier waterfront enclave. Enjoy the luxury of the CDD Bond already settled by the current owner. This single-story gem offers four bedrooms, three baths, and an open floor plan marrying elegance with functionality. Marvel at the pool and Lake Hendry views from the expansive homesite, perfect for future expansion. The Lakeside Lodge, just steps away, presents a 24-hour fitness center, playground, community boat ramp, tennis courts, and more. Inside, a spacious foyer leads to a den or formal living area. The family room, with tray ceilings and quadruple sliding glass doors, seamlessly connects to the screened pool deck. A chef's kitchen boasts beautiful cabinetry, a breakfast bar, and top-tier appliances. The master suite features tray ceilings, lake views, and a lavish bath with a garden tub and glass shower. Secondary bedrooms are generously sized, and the laundry room offers ample storage. Outside, enjoy the paved patio and sparkling pool. A whole house generator ensures peace of mind. Stonelake Ranch is conveniently located near Downtown Tampa, Lakeland, and beautiful beaches, making it ideal for professionals

10741 Osprey Landing Way Thonotosassa, FL 33592

Conventional 50% Down	
Loan Program	30-Fixed
Listing Price	\$1,690,900.00
Down Payment	\$845,450.00
Financed MIP/PMI/VA	
1st Total Loan Amt	\$845,450.00
1st Term	360
1st Int Rate	6.875
1st P&I	\$5,554.00
Effective APR	6.875%
2nd Loan Amt	
2nd Term	
2nd Int Rate	
2nd P&I	
Prop Taxes	\$1,266.67
Hazard Ins	\$153.00
Mortgage Ins	
HOA/Other	
Total PITI	\$6,973.67

Jumbo 15% Down	
Loan Program	30-Fixed
Listing Price	\$1,690,900.00
Down Payment	\$253,635.00
Financed MIP/PMI/VA	
1st Total Loan Amt	\$1,437,265.00
1st Term	360
1st Int Rate	7.125
1st P&I	\$9,683.12
Effective APR	7.294%
2nd Loan Amt	
2nd Term	
2nd Int Rate	
2nd P&I	
Prop Taxes	\$1,266.67
Hazard Ins	\$153.00
Mortgage Ins	\$155.70
HOA/Other	
Total PITI	\$11,258.49

Jumbo 20% Down	
Loan Program	30-Fixed
Listing Price	\$1,690,900.00
Down Payment	\$338,180.00
Financed MIP/PMI/VA	
1st Total Loan Amt	\$1,352,720.00
1st Term	360
1st Int Rate	7.125
1st P&I	\$9,113.53
Effective APR	7.125%
2nd Loan Amt	
2nd Term	
2nd Int Rate	
2nd P&I	
Prop Taxes	\$1,266.67
Hazard Ins	\$153.00
Mortgage Ins	
HOA/Other	
Total PITI	\$10,533.19



The Genworth mortgage insurance premium estimate provided is for illustrative purposes only, and is calculated based on certain risk attributes that may or may not pertain to your loan. Individual buyer's financial circumstances may be different and may result in different interest rates, costs, and payments. Please consult your licensed Loan Originator and ask for an official Loan Estimate and Mortgage Insurance quote before choosing your loan.



Brittney Wood

Loan Officer
NMLS #1742360
2424 Enterprise Road Suite G Office
#100 & 101
Clearwater, FL 33763
Direct: 813-708-2323
bwood@afncorp.com



Virginia & Aaron Bond

Real Estate Advisors
501 East Kennedy Boulevard
Suite 1400
Tampa FL 33602
Direct: 813-352-2933
Direct: 727-278-9558
bondcollectiongroup@evrealestate.com



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\$3,903.29/annually

TOTAL APPLIED DISCOUNTS

-\$5,011.83

Deductible

Age Of Home

Age Of Roof

BCEG

Wind Mitigation

May 21, 2024

PROSPECTIVE BUYER
10741 OSPREY LANDING WAY
THONOTOSASSA, FL, 33592

Quote Number: FMQ25307664
Quote Effective Date: 06/15/2024
Policy Type: HO3
Your Agency: WORNICKI DELVECCHIO INS INC / 0042032
5234 CENTRAL AVE
ST PETERSBURG, FL, 33707
727-576-8200

Thank you for giving Florida Peninsula the opportunity to provide you with a home insurance quote. Enjoy all our state has to offer and let us worry about the unexpected. With our solid reputation for fairness, stability and responsiveness, we'll make sure the sun never sets on your fun.

Florida Peninsula is backed by a team of seasoned professionals with over 100 years of combined experience, allowing us to offer a competitive rate and the genuine peace of mind of knowing your home will be repaired in the event of a covered loss.

Dwelling

\$687,000

Contents

\$343,500

Deductibles

All Other Perils

\$2,500

Hurricane

2% (\$13,740)

Payment Options:

- Annual Payment Plan: Single payment of \$3,903.29.
- Semi-Annual Payment Plan: \$2,358.94 down and the remaining \$1,560.35 due on the 180th day from the policy effective date.
- Quarterly Payment Plan: \$1,581.76 down with 3 equal installments of \$783.18 due on the 90th, 180th, and 270th days from the policy effective date.
- Budget 4-Pay Payment Plan: \$1,006.07 down with 3 equal installments of \$975.07 due on the 60th, 120th, and 180th days from the policy effective date.

Important Note: This is an estimated premium and your actual premium may vary from this figure. This estimate is based upon: the information you have provided at the time of the quote and the assumptions we have made (some of which are shown above) and the coverage, limits, deductibles and discounts shown above. Changing any information in the quote or application may result in a change in the amount quoted or the availability of coverage. Payment plans are subject to an annual set-up fee of \$10.00 and a per installment service charge.

You may be eligible for other programs in Florida Peninsula Holdings, LLC and should discuss with your agent.

[FMQ25307664]

05/21/2024 02:36 PM



hillstax.org



2023 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0606185110

Account Name/Address: ERICA AND MARK PODOBINSKI
10741 OSPREY LANDING WAY
THONOTOSASSA, FL 33592-3949

Legal Description:
STONELAKE RANCH PHASE 3
LOT 63

Property Location:

10741 OSPREY LANDING WAY,
THONOTOSASSA,
33592

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	863,992	50,000	813,992	5.7309	4,664.91
ENVIRONMENTAL LAND	813-272-5890	863,992	50,000	813,992	0.0604	49.17
COUNTY M.S.T.U.	813-272-5890	863,992	50,000	813,992	4.3745	3,560.81
LIBRARY-SERVICE	813-273-3660	863,992	50,000	813,992	0.5583	454.45
PARK BONDS - UNINCORPORATED	813-272-5890	863,992	50,000	813,992	0.0259	21.08
SCHOOL - LOCAL	813-272-4064	863,992	25,000	838,992	2.2480	1,886.05
SCHOOL - STATE	813-272-4064	863,992	25,000	838,992	3.1520	2,644.50
PORT AUTHORITY	813-905-5132	863,992	50,000	813,992	0.0770	62.68
HILLS CO TRANSIT AUTHORITY	813-384-6583	863,992	50,000	813,992	0.5000	407.00
CHILDRENS BOARD	813-229-2884	863,992	50,000	813,992	0.4589	373.54
WATER MANAGEMENT	352-796-7211	863,992	50,000	813,992	0.2043	166.30

Total Millage: 17.3902 **Total Ad Valorem Taxes:** \$14,290.49

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
STONELAKE RANCH CDD	954-658-4900	321.97
STORMWATER MANAGEMENT	813-635-5400	132.33
SOLID WASTE DISPOSAL	813-272-5680	152.63
SOLID WASTE COLLECTION	813-272-5680	284.88

Total Non-Ad Valorem Assessments: \$891.81 **Combined Taxes & Assessments:** \$15,182.30

↓ Detach below portion and return it with your payment. ↓

Nancy C. Millan, Hillsborough County Tax Collector

2023 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0606185110	Tax District: U	Escrow: CL-0011146	Assessed Value: 863,992	Exemptions: HB, HX
--------------------------	-----------------	--------------------	-------------------------	--------------------

ONLY PAY ONE AMOUNT
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Nov 30, 2023	\$0.00



**SAVE A STAMP
& PAY ONLINE!**

SCAN QR CODE
WITH SMARTPHONE

Remember to write your account number on your check.
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

ERICA AND MARK PODOBINSKI
10741 OSPREY LANDING WAY
THONOTOSASSA, FL 33592-3949

11/28/2023

Receipt # 23-0-142908

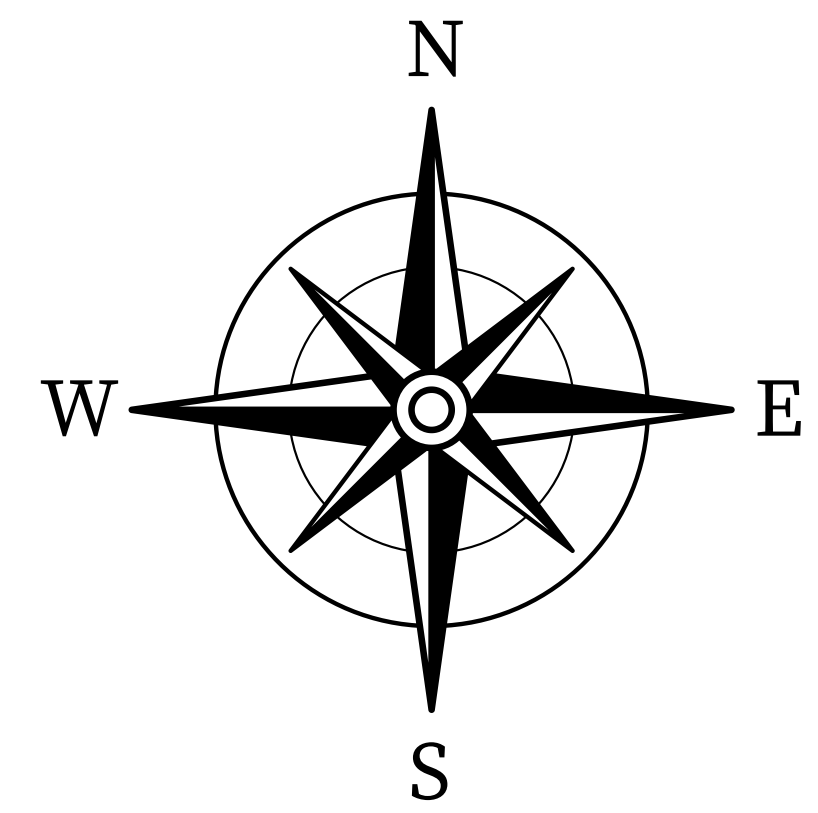
\$14,575.01

Paid



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Most Luxurious Lakefront & Equestrian Community in Hillsborough County
Private community
Private Thonotosassa road entrance, gated and manned 24/7
Home sites range from 1.5 acres to 18-plus acre Estate Home sites
Prestigious Award Winning Custom Home Builders
880-acre freshwater Lake Thonotosassa, spring fed and dam controlled
37-acre Lake Hendry perfect for small non-motorized boats, canoes, kayaks, and paddle boats
Lakeside Lodge complete with bar, wraparound porch, fitness center, fireplace
Community Boat Ramp with boat parking spaces
40-foot wide groomed and fenced in equestrian & walking paths that wind aimlessly throughout the community and by the lake for 1.25 miles
Close to Hillsborough Nature Preserve, 23 acre John B. Sargeant Park
Playground
½ Basketball Court
Tennis Courts
RV & Boat Storage on grounds
5 miles of private road feature a 100 foot wide right-of-way
Septic and well required*

HOA FEES* \$1,725 billed quarterly.

For budget purposes, this fee equates to \$575 per month

Community Development District (CDD)*

(Annual Bond, Operations & Maintenance fee \$2,065.00 per annum *can vary per lot)

*All information is subject to change without notice. Buyer to verify all information.



BOND COLLECTION GROUP
ENGEL & VÖLKERS TAMPA DOWNTON
501 East Kennedy Boulevard, Suite 1400 | Tampa, FL 33602
Aaron & Virginia Bond
M 727-278-9558 | M 813-352-2933
BondCollectionGroup@evrealestate.com | TampaBay.Luxury