

1164 RUSTLEWOOD COURT PALM HARBOR FL 34684

https://candiscarmichael.com



Nestled in the highly sought-after Golf View Villas of Highland Lakes, Palm Harbor's premier 55+ golf and lakefront community, this beautifully maintained villa offers the perfect blend of comfort, convenience, and stunning natural beauty. Situated on an elevated lot ideally positioned between two tranquil ponds on the Blue Course, this home boasts a desirable split [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1282 sq ft



Courtesy of

**Listing Office:** COLDWELL BANKER REALTY  
**Status:** Active

**Office ID:** MFR260010123  
**MLS ID:** MFRTB8404379



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Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1282 sq ft

**Year built:** 1987

**SubdivisionName:** HIGHLAND LAKES

**GarageSpaces:** 1

**Date added:** Added 4 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 3947 sq ft

**View:** Golf Course

**ListOfficeName:** COLDWELL BANKER REALTY

**ListAOR:** mfrmls

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## Location Details

**Township:** 28

**Road Surface Type:** Paved

**Road Responsibility:** Private Maintained Road

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile, Wood

**Patio And Porch Features:** Patio

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sidewalk

**Window Features:** Shutters

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**View:** Golf Course

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener

**Laundry Features:** In Garage

**Parking Features:** Driveway, Garage Door Opener, Golf Cart Parking, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK

**Roof:** Concrete, Tile

**Architectural Style:** Mediterranean

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Landscaped, Level, On Golf Course, Sidewalk

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## Property Details

**Subdivision Name:** HIGHLAND LAKES

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 05-28-16-38927-000-0600

**Direction Faces:** East

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee:** 265

**Association Fee Frequency:** Monthly

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Golf Carts OK, Golf, Pool, Sidewalks, Special Community Restrictions



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# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$1,592

**Tax Legal Description:** HIGHLAND LAKES UNIT NINETEEN  
PHASE 4 LOT 60

**Tax Lot:** 60

# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x19	First	19	14
Kitchen	14x18	First	18	14
Dining Room	15x11	First	11	15
Primary Bedroom	15x11	First	11	15
Bedroom 2	9x11	First	11	9
Bathroom 2	5x8	First	8	5
Florida Room	10x10	First	10	10
Balcony/Porch/Lanai	8x10	First	10	8

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Golf Carts OK, Golf, Pool, Sidewalks, Special Community Restrictions

**ExteriorFeatures:** Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Shutters

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener

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## Building Details

**ArchitecturalStyle:** Mediterranean **NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block, Stucco

**Roof:** Concrete, Tile

**Parking:** Driveway, Garage Door Opener, Golf Cart Parking, Oversized

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only, Lock Box Electronic, See Remarks, ShowingTime



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