

# 440 LAKEVIEW DR PALM HARBOR FL34683

<https://candiscarmichael.com>



PRICE IMPROVEMENT on this TURNKEY INVESTMENT OPPORTUNITY | POSITIVE CASH FLOW | 4+ YEAR TENANT STABILITY Secure immediate, high-yield ROI with this premium 3-bedroom, 2.5-bathroom townhome in the highly coveted Westlake Village. This is a rare “set-it-and-forget-it” asset, perfectly positioned for savvy investors seeking a proven, low-risk addition to their portfolio. FINANCIAL HIGHLIGHTS: • INSTANT [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1685 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8342687



### Call us now

Phone: 727-888-3292  
 Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8342687>

---

## Basics

**Unit Number:** 33

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 33

**SubdivisionName:** TOWNHOMES OF WESTLAKE VILLAGE

**GarageSpaces:** 2

**Bathrooms Full:** 2

**Date added:** Added 1 week ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1685 sq ft

**Year built:** 1980

**View:** Water

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 28

**Elementary School:** Sutherland Elementary-PN

**High School:** Palm Harbor Univ High-PN

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Palm Harbor Middle-PN

---

## Property Features



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Primary Bedroom Upstairs, Split Bedroom, Thermostat

**Flooring:** Carpet, Luxury Vinyl, Tile

**Patio And Porch Features:** Covered, Enclosed, Patio, Rear Porch, Screened

**Waterfront Features:** Pond

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Rain Gutters, Sliding Doors

**Security Features:** Closed Circuit Camera(s), Fire Alarm, Security Lights, Smoke Detector(s)

**Vegetation:** Mature Landscaping, Oak Trees

**Water Source:** Private

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** In Garage

**Waterfront YN:** Yes

**Parking Features:** Garage Door Opener, Workshop in Garage

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Dogs OK, Number Limit, Size Limit, Yes

**Roof:** Shingle

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Electric, Heat Pump

---

## Property Details

**Subdivision Name:** TOWNHOMES OF WESTLAKE VILLAGE

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 01-28-15-91561-003-0330

**Direction Faces:** North

**Construction Materials:** Block, Frame

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Park, Playground, Pool

**Association Fee:** 700

**Association Fee Includes:** Pool, Maintenance Structure, Private Road, Sewer, Trash, Water

**Community Features:** Clubhouse, Deed Restrictions, Park, Playground, Pool, Sidewalks, Tennis Court(s)



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$5,118

**Tax Legal Description:** TOWNHOMES OF WESTLAKE VILLAGE  
CONDO PHASE B BLDG 3, UNIT 33

**Tax Lot:** 0330

## Green Building Info

**Green Indoor Air Quality:** HVAC Cartridge/Media Filter, HVAC Filter MERV 8+, No Smoking-Interior Buildg

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	17x13	Second	13	17
Kitchen	10x10	First	10	10
Living Room	16x14	First	14	16
Bedroom 2	13x13	Second	13	13
Bedroom 3	12x12	Second	12	12

## Amenities & Features



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Closed Circuit Camera(s), Fire Alarm, Security Lights, Smoke Detector(s)

**ExteriorFeatures:** Balcony, Rain Gutters, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, PrimaryBedroom Upstairs, Split Bedroom, Thermostat

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Deed Restrictions, Park, Playground, Pool, Sidewalks, Tennis Court(s)

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

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

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Frame

**Parking:** Garage Door Opener, Workshop in Garage

**Heating:** Electric, Heat Pump

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Tenant

**Showing Requirements:** 24 Hour Notice, Appointment Only, Call Listing Agent, Listing Agent Must Accompany, See Remarks, ShowingTime



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE