

U7765143 2646 JAYS NEST LN, HOLIDAY, FL 34691



County: Pasco  
 Zip Code: 34691  
 Subdiv: KEY VISTA PH 2  
 Beds: 4  
 Baths: 3/1  
 Pool: Community  
 Style: Single Family Home  
 Location: Sidewalk, Street Paved  
 Total Acreage: Up to 10,889 Sq. Ft.  
 New Construction: No  
 Garage/Carport: 3 Car Garage, Attached  
 LP/SqFt: \$102.65

Status: **Active**  
 List Price: \$249,950  
 Year Built: 2001  
 Special Sale: None  
 ADOM: 58  
 CDOM: 58  
 Pets: Yes

SqFt Heated: 2,435  
 Total SqFt: 3,294

"Unparalleled Chic" describes this contemporary styled over 2,435 square foot home with 4 bedroom, 3.5 bath, 3 car garage and a huge BONUS ROOM upstairs which could be 5th bedroom or home office. This home is located in the exclusive Key Vista GATED community. Ideal fit for a discriminating Buyer. This immaculately maintained home features beautiful landscaping with a custom pond covered by a wood pergola shade structure, brickwork, a patio, and large fenced yard with ample WELL WATER for the sprinkler system. The residence includes fine granite counter tops, upgraded tile and wood laminate flooring, and both water filtration and softening systems. Key Vista Luxurious gated community offers a heated pool, club house, tennis courts, volleyball courts, fitness center, boat/RV storage, and more. NO FLOOD insurance required, yet the home is just minutes from beautiful beaches and gorgeous parks. Call now for your private tour; this home won't last long.

**Land, Site, and Tax Information**

SE/TP/RG: 26-26-15	Zoning: MPUD	Section #:
Subdivision #:	Future Land Use:	Block/Parcel: 00000
Tax ID: 26-26-15-0030-00000-2920	Zoning Comp:	Front Exposure:
Taxes: \$2,642.00	Tax Year: 2015	Lot #: 2920
Homestead: Yes	Annual CDD Fee:	Other Exemptions:
CDD: No	Complex/Comm Name:	Mill Rate:
Legal Desc: KEY VISTA PHASE 2 PB 40 PG 121 LOT 292 OR 8819 PG 2406	SW Subd Name:	
Ownership: Fee Simple	Flood Zone Date: 09/26/2014	Flood Zone Panel: 12101C0335I
SW Subd Condo#:	Floor #:	Floors in Unit:
Flood Zone: X	Bldg Name/H:	
Book/Page: 40-121	Monthly Rental Amount:	Month to Month or Weekly:
Bldg # Floors:	Lot Size Acres: 0.17	Lot Size SqFt: 7,505
Existing Lease or Tenant: No		
End Date of Lease:		
Lot Dimensions:		

**Interior Information**

A/C: Central  
 Heat/Fuel: Central, Fuel - Electric  
 Fireplace: No  
 Utilities Data: Cable Available, Cable Connected, City Water, County Water, Electric, Public Sewer, Public Utilities, Sprinkler Well, Well  
 Interior Layout: Kitchen/Family Room Combo, Living Room/Dining Room Combo  
 Interior Feat: Blinds/Shades, Ceiling Fan(S), Smoke Alarm(S), Solid Stone Counters  
 Appliances Incl: Built In Oven, Dishwasher, Hot Water Electric, Microwave, Range, Refrigerator, Water Softener Owned  
 Kitchen Feat: Breakfast Bar  
 Additional Rms: Bonus Room

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Master Bedroom	18x12	1st	Laminate	2nd Bedroom	11x11	1st	Laminate
Family Room	15x14	1st	Laminate	Bonus Room	15x13	2nd	Laminate
3rd Bedroom	11x11	1st	Laminate	4th Bedroom	11x11	1st	Laminate
Kitchen	11x11	1st	Ceramic Tile	Living Room	18x16	1st	Laminate

**Exterior Information**

Ext Construction: Block, Stucco  
 Roof: Shingle  
 Foundation: Slab  
 Architecture Style:  
 Ext Features: Irrigation System, Trees/Landscaped  
 Pool:  
 Pool Dim:

**Green Features**

Certifications:  
 Energy Features:  
 Water Features:  
 Landscaping:  
 Indoor Air Quality:  
 Disaster Mit:

**Community Information**

Community Features: Fitness, Gated Community, Tennis Courts  
 Maintenance Includes: Cable, Community Pool, Recreational Facilities, Tennis Courts  
 HOA / Comm Assn: Required      HOA Fee: \$117.50      HOA Pmt Sched: Monthly      Mo Maint\$(add HOA):

Condo Fee:  
Other Fee Term: Annual  
Pet Size:  
Max Pet Wt:  
Can Property be Leased: No  
Additional Lease Restrictions: Please contact HOA office : 7277873461

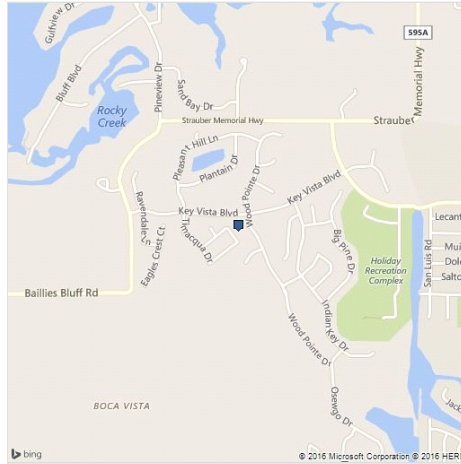
Deed Restrictions: Yes Other Fee: 53

Housing for Older Per: N/A

# of Pets: 2  
Pet Restrictions: Please contact HOA office : 7277873461

### Map and Directions

Driving Directions: From US-19 S Turn onto Gulf Trace Blvd, Turn left onto Key Vista Blvd, Restricted usage road -0.5 mi Turn left onto Timacua Dr- 0.2 mi, Timacua Dr turns slightly left and becomes Jays Nest Ln



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