

# DOUBLE LOT on Lake Newlands!

## 4 Bedrooms / 2.5 Baths

14719 N Rome Ave, Tampa, FL 33613 – For Sale



**Distinctive, semi-custom, lakefront home**, boasting over 2,083 sq. ft of living with fantastic views from the **50 ft deck** of Lake Newlands. **Over 150 ft of lakefront** with a sundeck / fishing **dock**. Retractable, remote-controlled 25-foot awning, **newer construction** (2017 / 2018) with high impact, 150 mph windows for hurricane protection. Excellent floor plan with 4 Bedrooms, 2.5 Baths – Master downstairs! Three spacious bedrooms, a full bath and a laundry room upstairs with extra storage. **Upgraded 2-car garage** with excellent attic storage, **plus a carport** upgraded with pavers, **and an extra-wide driveway** for ample parking. Must see!

The additional lot is landscaped and irrigated. Consider any use (park boats, RV, playground, kennel, large garden, pool, putting green, garage...). Experience convenient living in the heart of Lake Magdalene in this scenic lake view community. **No HOA**. Minutes from the conveniences of N. Dale Mabry, I-275, schools, USF. Call to schedule a showing, strictly by appointment.

### Loaded with Extras

### See the Possibilities and more photos by scrolling down

Possibilities include:

**Semi-Furnished or Without Furnishings**

High-End Washer, Dryer, Refrigerator,  
Security System, Security Cameras, Upgraded Window Coverings, Electric Car  
Charger, Matching Ceiling Fans and Fixtures throughout.

Set an appointment for a showing today.

(813) 989-9900 ext. 714

Value Priced at \$428,900



Scroll down to see more!





See more below!





See more below!











**Average Price Per Square Foot of Lakefront Homes in  
33613 is \$277.46 \$/ft<sup>2</sup>**

**This lakefront home is value priced at only \$205.90 \$/ft<sup>2</sup>  
or \$71.56 below the average ask on 150 of lakefront  
with newer construction.**

The independent 1-year forecasted value increase in 33613 is 10.7%, which means this home is forecasted to be worth \$474,792 this time next year or an increase of \$45,892 (according to Zillow.com)

### Local School Statistics:

- Muller Elementary Magnet School (top 50% school)
- Many A-rated schools on [Niche](#)
- Bryan Elementary School (10/10 on [Great Schools](#))
- Horizon Charter School of Tampa (9/10 on [Great Schools](#))
- Coleman Middle School (9/10 on [Great Schools](#))
- Roland Park K-8 Magnet School (9/10 on [Great Schools](#))
- Williams Middle Magnet School (9/10 on [Great Schools](#))
- Brooks DeBartolo Collegiate High School (8/10 on [Great Schools](#))
- Plant High School (7/10 on [Great Schools](#))
- Sickles High School (7/10 on [Great Schools](#))

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