



*109 Arlington Avenue East*  
*Oldsmar, Florida 34677*

This 2-story, Italianate style home will take your breath away! Three spacious bedrooms, a flowing great room, kitchen and dining room, combined with the bonus space of a loft, den and office provide plenty of living area for your family life and entertaining your treasured guests. Corner lot within walking distance to everything Oldsmar has to offer.

**Highlights**

- Living Area: 2,187 Square Feet
- Total Area: 2,805 Square Feet
- High-End Finishes
- Second Floor Master Suite with Large Walk-In Closet and Spa-Like Master Bath with Split Vanities and Large Shower
- 2 Guest Bedrooms, Loft and Guest Bath Upstairs
- Open Kitchen with Walk-In Pantry and Pocket Office
- Flexible Space for Fourth Bedroom / Den or Office
- Covered Porch to the Detached 2-Car Garage
- Large Corner Lot with Private Backyard Space
- See Website for Current Offering Price  
**www.jacksoncarver.com**

**Location, Location, Location**

- This Home Sits on Corner of Arlington Avenue East and Washington Avenue
- Near Downtown Oldsmar
- 20-Minute Drive to Gulf Beaches
- 25-Minute Drive to 2 International Airports

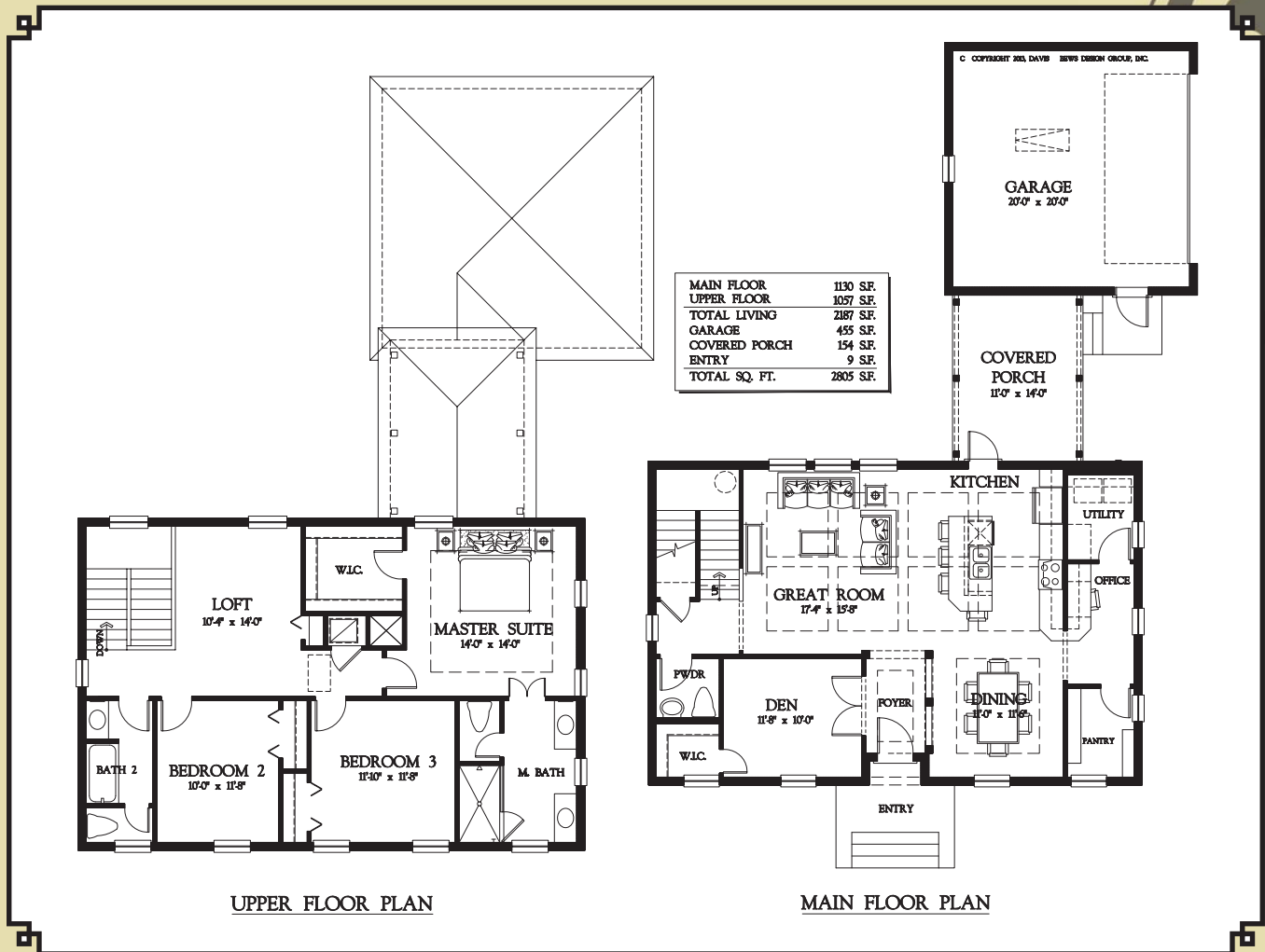
**Neighborhood and Utility Facts**

- No Community Development District (CDD) Tax
- No Home Owner's Association (HOA) or Fees
- Reclaimed Water Available for Irrigation

**Construction**

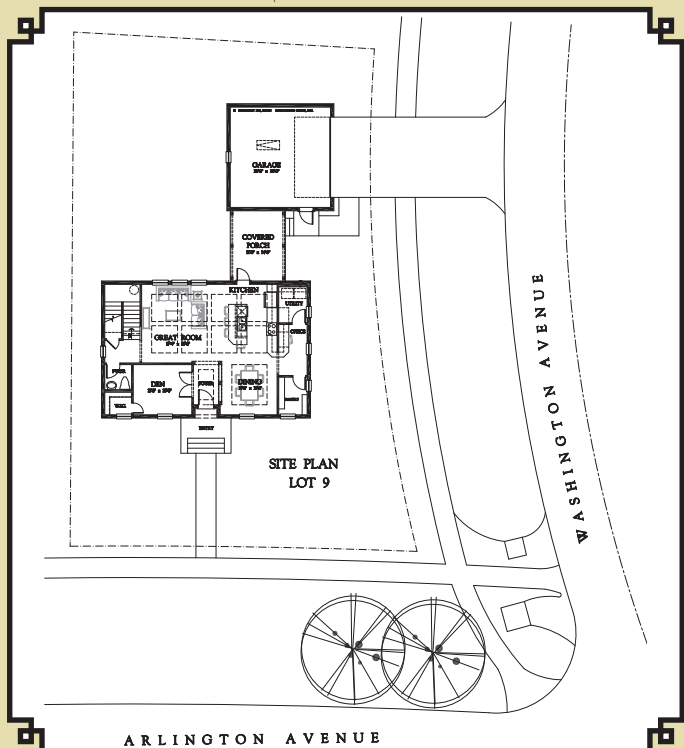
- State of the Art Construction
- Solid Block, Two-Story Walls
- New Construction in an Established Community

# Floor Plan



Full specs available upon request. Due to continual innovations, all Jackson Carver Master Builders' designs and features are subject to change without notice. Copyright 2013 Jackson Carver Master Builders, Inc.

# Site Plan



## Welcome to Oldsmar A great place to live, work and play!

The city of Oldsmar sits on the eastern edge of Pinellas County at the northern end of Tampa Bay. A charming town with lovely oaks and beautifully planted medians, it is like a breath of fresh air in the midst of Pinellas County.

In the last twenty-plus years, the merits of Oldsmar's location at the crossroads between Hillsborough and Pinellas Counties have been discovered. The last census counted just over 12,000 residents. An Oldsmar Town Center has been developed to incorporate a sense of community. The Town Center favors interesting shops, unique restaurants, art galleries, historic homes and entertaining events. The streets are landscaped with oak trees and tropical foliage and the sidewalks are styled for strolling.

Oldsmar has by stubbornness and happenstance avoided the hype and glitz invading some of the better known Florida communities. Instead, Oldsmar has grown in its own time, with its own style guided by people who understand how much a small town in Florida has to offer. From the tree-lined streets to beautiful architecture steeped in history and gorgeous water views, Oldsmar epitomizes Florida living.

All land use designations shown and the locations and boundaries thereof are subject to change without notice. Site plan is not necessarily drawn to scale and is not a zoning map or an engineering survey of the property depicted. Easements and limitations of record are not shown. Prospective buyers should not rely solely upon any information or depictions shown on this site plan as the basis for any purchase of any home or homesite.