



Dear Potential Buyer:

3006 Girvan Dr.

Land O'Lakes, FL 34638

We decided on this home over the other houses we saw because: We loved the floor plan, with the office & extra living room. We loved the gorgeous granite countertops and cabinets and the conservation view sold us!

Be sure to notice these features about our house: The garage loft. This is the largest floorplan of all townhomes in Ballantrae. Durable wood/tile floors. All landscaping, roofing, and outside care is taken care of by the HOA. Which leaves us more time for fun

While living here, we have really enjoyed the benefits of: the central local. The pools—one is very quiet and peaceful. The other one is bigger & has a DJ on holidays. The endless safe walking & biking & running areas. Access to fishing ponds, playgrounds, tennis courts, and basketball courts.

Our neighborhood is enjoyable because: Multiple ponds-fishing. Everyone is friendly, looks out for each other. Safe. Multiple walking and biking trails with picturesque views around lakes. Block parties! Pet Friendly!

The thing we are going to miss most about living here is: Our neighbors are amazing & it's a great place to live. We will miss the family atmosphere!

