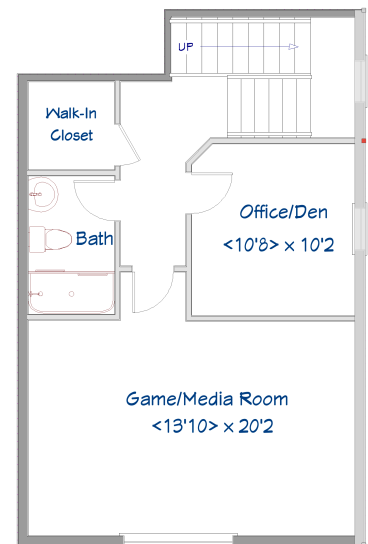
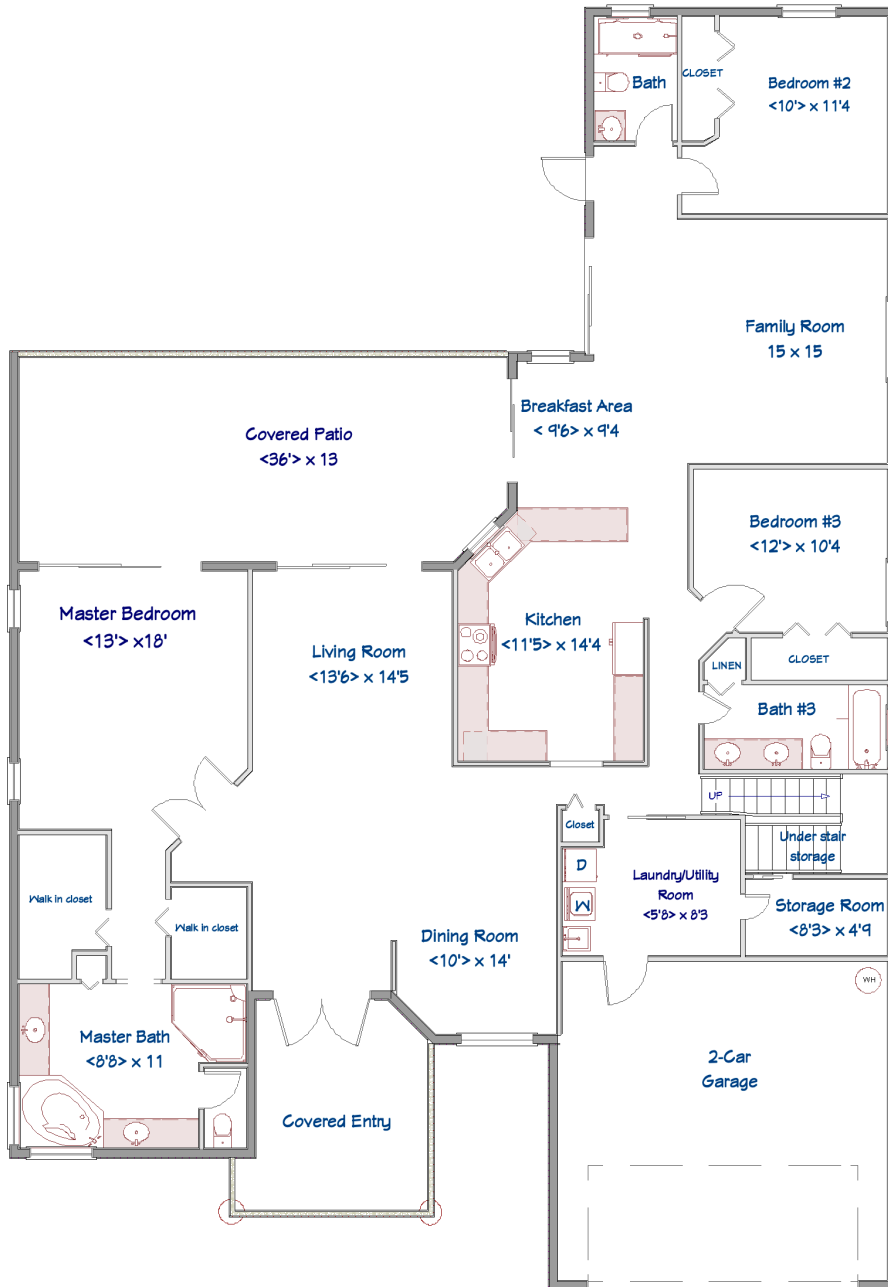


2634 Oakbrook Drive  
Weston Hills

- Living area 2,965 sq/ft
  - 2,358 s/ft 1st floor
  - 607 s/ft 2nd floor
- Total area: 3,727 s/ft.

#### School Boundaries

- Manatee Bay Elementary
- Falcon Cove Middle
- Cypress Bay High



- Modified Essex Model
- Builder: Regency Homes
- 5 bedrooms (4 with den)
- 4 baths
- New Roof 2020
- Fenced back yard & pool area
- Upgraded Kitchen
  - Quartz counters
  - Stainless appliances
  - Open view of pool area
- 1st floor features:
  - Master bedroom & bath
  - 2 bedrooms
  - 2 baths
  - Large open family room
- Living room
- Dining room
- Huge utility and storage room
- 2nd floor features
  - Den or 5th bedroom
  - Full bath
  - Media/Game room nearly 280 s/f
  - Walk in storage closet.
  - Impact windows
- Average expense per homeowner.
  - \$315.00 monthly electric bill
  - \$250.00 monthly water bill
  - \$100.00 monthly landscaping
  - \$85.00 monthly pool service
  - \$177.66 month HOA fee