



PROPERTY FEATURE SHEET

730 Martinique Circle

Lakeland, Florida 33803

CONSTRUCTION & SYSTEMS

- **Construction:** Block and brick
- **Year Built:** 1995
- **Electrical:** (1995) 200 amp service, copper, Square D, smart home switches (kitchen and dining room)
- **HVAC:** (2022) with UV light
- **Plumbing:** (1995) Copper, electric water heater (40-gallon)
- **Roof:** (2010) Shingle, hip
- **Windows:** (2019) Double pane, tilt-out, impact rated, tinted (partial — not all windows)
- **Seamless Gutters:** (2025)

INTERIOR FINISHES

- **Flooring:** (2019) Wide plank luxury vinyl
- **Ceilings:** (2019) Knock down
- **Baseboard:** 5¼" (foyer, living room, dining room, kitchen, 3rd bedroom/flex space)
- **Window Treatments:** Roman shades, 2" faux wood blinds
- **Lighting:** Recessed lighting throughout; foyer pendant lighting
- **Irrigation:** Sprinkler system, manual operation (no timer)

KITCHEN

Renovated: 2023

Shaker cabinets · Quartz counters with deep veining · Undermount stainless sink · 42" upper shaker cabinets with crown trim · Stainless appliances (refrigerator, range, above-range microwave, dishwasher) · Built-in pantry cabinet · Built-in bench seating · Attached island with bar seating · Pendant chandelier

LIVING & DINING

- **Living Room:** Tinted sliding glass door, ceiling fan
- **Dining Room:** Pendant chandelier

BEDROOMS & BATHS

3 full bedrooms

- **Primary Suite:** Ensuite bathroom, ceiling fan, dual closets (walk-in and oversized standard)
- **Primary Bathroom:** Walk-in tiled shower with glass door, dual sink floating vanity with quartz top, built-in linen closet, private water closet
- **Bedroom 2:** Ceiling fan and standard built-in closet
- **Bedroom 3:** Flexible-use room, ideal as a home office, study, or guest bedroom; matching 5¼" baseboard trim ties it into the home's main living areas
- **Guest Bathroom:** Single sink vanity with quartz vanity top, tiled shower with tub combo

LAUNDRY & OUTDOOR

- **Interior Laundry Room:** Washer hookup, electric dryer hookup, built-in storage/appliance closet, upper cabinets, built-in wire shelving
- **Outdoor Living:** Under-roof screened lanai

UTILITY PROVIDERS

City of Lakeland Utilities — water, sewer, trash, electric
Spectrum — cable / internet (HOA paid)

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Buyer to verify all information.



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Villas by the Lake

Community Information

SPECIAL ASSESSMENTS

- None current or upcoming
- Seawall repair currently underway, 50% complete — estimated completion October/November 2026. No special assessments or owner costs for this repair.

PROPERTY OWNER ASSOCIATION DUES INCLUDE

- Internet / cable (Spectrum) — includes 2 cable boxes
- Lawn care — common area and individual residence (mowing, edging, weed-eating, fertilizing, exterior pest control). Owner responsible for landscaping and flower beds.
- Common area landscaping
- Kelly Lake and seawall — no motorized boats or swimming; fishing, non-motorized boats, kayaks/canoes, paddle boats and paddle boards allowed. Fountain and aerator maintenance.
- Private roads
- Entry sign
- Brick community perimeter
- Private sewer system — storm drain
- Guest parking lot areas (2)

AMENITIES

- Pool with men's and women's bathroom
- Calypso Clubhouse — covered deck, meeting center, banquet tables, full kitchen, men's and women's bathroom, utensils and more
- Fitness center
- Tennis and pickleball court
- Shuffleboard court

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