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Hannah Bartoletta opens \$1.5M Mobbly Bay model

OLDSMAR, FLA. – Hannah Bartoletta Homes has unveiled its \$1.5 million Sonoma II with Loft, an estate model home in The Estuary of Mobbly Bay, a gated community off Dunkirk Road at the top of Old Tampa Bay in northeastern Pinellas County.

This award-winning, Mediterranean-inspired home offers four bedrooms and five baths in 4,353 square feet of living space and is built on a conservation homesite, says Charley Hannah, co-founder of Tampa-based Hannah Bartoletta Homes. Base price of the Sonoma II with Loft in The Estuary is \$886,000 including homesite.

Designed for maximum curb appeal, the home features a sweeping European-style motor court, providing access to a three-car garage as well as the 8-foot-high double entry doors with wrought iron inserts. The elevation is accented with shutters and tumbled-marble detailing. The brick coping and pavers are repeated on the pool deck and lanai at the rear of the home, which overlooks a conservation area.

Upon entering the home, guests will see an octagonal living room featuring a wall of windows – beneath a tiered ceiling and crown molding – and a cast-stone fireplace.

The dining room to one side of the foyer is separated from the adjoining 16-by-18-foot

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\$1.2 MILLION ESTATE MODEL – ADD 1

kitchen by a pass-thru buffet with glass cabinetry. Featuring a preparation island as well as a bi-level breakfast bar, the kitchen is equipped with stainless steel appliances, custom wood range hood and granite countertops. This area is open to a breakfast room overlooking the outdoor entertainment area with pool, and to the 16-by-24-foot family room with pocketing sliding glass doors leading to the lanai.

Across the lanai is an entrance to a master suite that encompasses an entire wing of the home. The 15-by-23-foot master bedroom features a tiered ceiling with crown molding and an angular, glass-walled sitting area overlooking the pool and spa. The dressing area has his-and-her walk-in closets, while the master bath has twin vanities, a Roman tub and custom-designed shower.

Adjoining the master suite ... just outside its double-door entrance ... is a study with its own full bath and walk-in closet.

This split-bedroom floor plan has two bedrooms with a shared bath and a fourth bedroom adjoining the pool bath. This wing also includes laundry and mud rooms.

Finally, the model's 23-by-23-foot loft is decorated as an entertainment space and relaxation room with a massage table. There also is a full bath here.

To reach The Estuary of Mobbly Bay from Tampa, travel west on Hillsborough Avenue (Tampa Road). Turn left onto Lafayette Boulevard. At Shore Drive, turn left, then left again onto Dunkirk Road. Go across the bridge into the community. From Palm Harbor, travel south on McMullen-Booth Road, go east onto Tampa Road and turn right on Forest Lake Boulevard. At the light, cross State Road 580 to St. Petersburg Drive. Turn right at Oakwood Boulevard, left on Shore Drive and left again on Dunkirk. Cross the bridge into the community.

The model, 102 Mobbly Bay Drive, is open 10 a.m.-6 p.m. Monday-Saturday and noon-6 p.m. Sunday. For more information on Hannah Bartoletta Homes at The Estuary, call (813) 814-0296 or visit *hbh.info*.