



A PRIVATE WATERFRONT OFFERING • HARBOR BLUFFS

The Harbor Bluffs Modern

306 Buttonwood Lane • Largo, Florida 33770

3 BED • 3 BATH • 2,783 SQ FT TOTAL

\$ 2,925,000

"BUILT AS IF IT WERE NEVER GOING TO BE SOLD."

THE STORY

The view finds you the moment you enter

3

BEDROOMS

3

BATHROOMS

2,001

SF HEATED

2,783

SF TOTAL

2026

REIMAGINED

Positioned on the preferred open-water side of one of Tampa Bay areas' most sought-after streets, the home was completely reimagined over more than a year. Virtually every interior surface, finish, fixture, and feature was renovated or replaced — nothing left to do but arrive and unpack.

From the street, the statement is immediate — striking contemporary lines, a brand-new standing-seam metal roof, a dramatic black-and-white exterior. Then you open the front door, and your eyes travel through the great room, across the sparkling pool, to open water stretching toward the horizon.

AT A GLANCE

- Panoramic open-water views
- Preferred side of the street
- Dolphins off your private dock
- Reimagined over a full year
- Move-in ready — nothing to do



LIVING & ENTERTAINING

Made for unforgettable evenings

The great room gathers everything around a custom acoustic slat wall — a recessed 100-inch Samsung television, built-in linear fireplace, and premium surround sound. A few steps away, the lounge bar answers with illuminated glass shelving, a mirrored backdrop, and LED lighting that synchronizes with the music.



INCLUDED WITH THE HOME

- 100" Samsung television
- Premium surround sound
- Built-in linear fireplace
- Music-synched LED lighting

KITCHEN & DINING

A kitchen with a view to match

Premium custom cabinetry, quartz countertops, and an oversized entertaining island anchor a kitchen fitted with the complete LG STUDIO suite — a full-size convection wall oven plus an under-counter convection microwave, two convection ovens in all. It flows straight into the dining area, with panoramic water views the whole way.



WORTH NOTING

- Complete LG STUDIO suite — included
- Quartz countertops
- Two convection ovens
- Oversized entertaining island

THE PRIMARY RETREAT

Wake up to open water

Vaulted ceilings with exposed beams frame sweeping open-water views from the bed. In the spa-inspired bath, an oversized walk-in shower looks out over the bay through Smart Glass that turns from crystal clear to frosted at the touch of a switch — instant privacy, without giving up the view.



WORTH NOTING

- Smart Glass privacy shower
- Vaulted, beamed ceiling
- Three designer bathrooms
- Spacious walk-in closet

WATERFRONT LIFE

Mornings with dolphins, sunsets by boat

The covered lanai overlooks the screened pool and leads to a brand-new composite dock with a 12,000-pound boat lift. Clearwater Beach, Caladesi Island, Honeymoon Island, Sand Key, and a string of waterfront restaurants and tiki bars are minutes away by boat — and the dolphins come to you.



NOTABLE IMPROVEMENTS

- New standing-seam metal roof
- New impact windows & doors
- Brand-new composite dock
- Fence — vinyl with both sides gated
- Spray-foam insulation, incl. garage
- Updated electrical & plumbing
- Resurfaced decorative driveway

- Epoxy coat garage floor



THE PROPERTY STORY

One unforgettable moment at a time

Some homes impress you the moment you arrive. Others reveal themselves one unforgettable moment at a time.

From the street, 306 Buttonwood immediately makes a statement. The striking contemporary architecture, brand-new standing-seam metal roof, dramatic black-and-white exterior, and clean architectural lines hint that this is something far beyond an ordinary waterfront renovation.

Then you open the front door.

Your eyes are immediately drawn through the expansive great room, across the sparkling pool, and beyond to breathtaking open water stretching toward the horizon. In that instant, you understand what makes this home so special.

Perfectly positioned on the preferred open-water side of one of Harbor Bluffs' most sought-after waterfront streets, this residence was designed to celebrate its greatest asset—the extraordinary view. Nearly every major living space, including the great room, kitchen, dining area, primary suite, and even the primary shower, was thoughtfully positioned to capture the beauty of the water.

This was never intended to be a quick renovation.

The heart of the home is an open-concept living space designed for both everyday comfort and exceptional entertaining. A custom acoustic slat feature wall frames the recessed 100-inch Samsung television, built-in linear fireplace, and premium surround sound system, creating a dramatic focal point that is both elegant and inviting.

Just beyond, the custom entertaining lounge offers an experience rarely found in a home of this size. Illuminated glass shelving, a mirrored backdrop, integrated audio, and programmable LED lighting synchronized to music create an atmosphere equally suited for intimate evenings or entertaining on a grand scale.

The designer kitchen combines beauty with functionality, featuring premium custom cabinetry, quartz countertops, an oversized entertaining island, and a luxury LG STUDIO appliance suite. A full-size convection wall oven and an under-counter convection microwave oven provide the convenience of two convection ovens, making holiday meals and entertaining effortless—all while enjoying panoramic waterfront views.



The primary suite serves as a private sanctuary where vaulted ceilings with exposed beams frame spectacular open-water vistas. The spa-inspired bath offers one of the home's most memorable features—an oversized walk-in shower overlooking the bay with innovative Smart Glass technology that transforms from crystal clear to frosted at the touch of a switch, providing complete privacy without sacrificing the view.

Outside, Florida living takes center stage.

The expansive covered lanai overlooks the screened swimming pool before leading to a brand-new composite dock equipped with a 12,000-pound boat lift. Begin your mornings with coffee while dolphins glide past your dock. Spend your afternoons boating on open water. End each day watching spectacular sunsets paint the sky in brilliant shades of orange, pink, and gold.

Major improvements include a brand-new standing-seam metal roof, new impact-rated windows and doors, a brand-new composite dock, resurfaced decorative driveway, professionally installed major systems, and countless custom architectural details that distinguish this home from the ordinary.

306 Buttonwood is more than a beautifully renovated waterfront residence.

It is the result of thoughtful vision, meticulous craftsmanship, and more than a year devoted to creating a home worthy of one of Harbor Bluffs' finest waterfront locations.

For its next owner, there is nothing left to do but arrive, unpack, and begin enjoying an extraordinary waterfront lifestyle.

Some homes are purchased for their location. Others for their design. Very few offer both.

Welcome to 306 Buttonwood.

The Harbor Bluffs Modern.

"Built as if it were never going to be sold."

THE HARBOR BLUFFS MODERN

— 306 BUTTONWOOD LANE —
OPEN WATER • HARBOR BLUFFS • LARGO, FLORIDA

A LETTER FROM THE BUILDER

WHY THIS HOME BECAME SOMETHING MUCH MORE

When I purchased this home, I wasn't looking for another quick renovation. I saw something that deserved far more.

The location was extraordinary. The open-water views were among the best in Harbor Bluffs, but I believed the home itself should be equally exceptional. My goal was never to simply update finishes or follow current design trends. I wanted every improvement to feel intentional and timeless.

Over the course of more than a year, virtually every interior surface, fixture, finish, and architectural detail was reimagined. I personally focused on the countless custom details that transform a house into a home.

Having remodeled and rebuilt more than 35 homes throughout my career, I have learned that the details are what people remember. Perfect sight lines. Thoughtful lighting. Quality craftsmanship. Materials that will still look beautiful years from now. Those were the priorities here.

Every decision was made with one simple philosophy:

If I were going to live here forever, how would I build it?

That philosophy guided every room.

From the custom entertainment wall and lounge bar to the Smart Glass shower overlooking the water, nothing was chosen simply because it looked impressive. Every feature had to improve the way the home lives.

The result is a home that feels both refined and comfortable, modern yet warm, designed for everyday living and effortless entertaining. Every room was planned to capture the water, natural light, and the beauty of this incredible setting.

This is more than just a renovation—it's the culmination of experience, passion, and pride in craftsmanship. It's a home built with purpose, built with heart, and built to last.

I hope the next owner enjoys this home as much as I enjoyed creating it.

— Shawn Morrison



FOR THOSE INTERESTED

Frequently asked questions

GENERAL

When was the home originally built?

1964

How much heated living area does the home have?

Approximately 2,001 square feet.

What is the total square footage?

Approximately 2,783 square feet.

What is the lot size?

Approximately 83' x 110'. _____

RENOVATION

How extensive was the renovation?

The home was completely reimagined over more than one year. Virtually every interior surface, finish, fixture, and feature was thoughtfully renovated or replaced.

Who completed the renovation?

The standing-seam metal roof, impact windows and doors, electrical, plumbing, and HVAC were completed by licensed professionals. The remaining custom finish work and architectural details were completed by the builder responsible for the renovation, who has remodeled and rebuilt more than 35 homes.

ROOF & MAJOR SYSTEMS

How old is the roof?

Brand-new standing-seam metal roof.

Are the windows impact-rated?

Yes. All windows and exterior doors are new impact-rated units.

How old is the HVAC system?

Approximately 3 years old.

How old is the water heater?

Approximately 5 years old.

WATERFRONT

Is this open water?

Yes. The home enjoys panoramic open-water views from the preferred side of Harbor Bluffs.

How old is the seawall?

Approximately 9 years old.

Is the dock new?

Yes. Brand-new composite dock.

What size boat lift is installed?

12,000-pound capacity.

Are dolphins really seen from the property?

Yes. Dolphin sightings are common from the dock and rear of the home.

Can you boat to restaurants?

Yes. Numerous waterfront restaurants, marinas, and tiki bars are just minutes away by boat.

Can you reach Clearwater Beach by boat?

Yes. Clearwater Beach, Clearwater Harbor, Caladesi Island, Honeymoon Island, Sand Key, and many other destinations are easily accessible by boat.

KITCHEN

What appliances are included?

The complete premium LG STUDIO appliance suite is included with the home.

Does the kitchen have two ovens?

Yes. A full-size convection wall oven and an under-counter convection microwave/convection oven provide the convenience of two convection ovens.

PRIMARY SUITE

What is Smart Glass?

The primary shower features Smart Glass technology that changes from clear to frosted at the touch of a switch, providing instant privacy while preserving the water view.

PRIVATE SHOWINGS BY APPOINTMENT

harborbluffsmodern@yahoo.com

306 BUTTONWOOD LANE · PRICE UPON REQUEST

FOR THOSE INTERESTED

Frequently asked questions

ENTERTAINMENT

Is the 100-inch Samsung television included?
Yes.

Is the surround sound system included?
Yes.

Is the custom bar included?
Yes. The built-in custom bar, illuminated shelving, mirrored backdrop, integrated sound system, and programmable LED lighting are all included.

POOL & OUTDOOR LIVING

Is the pool heated?
No.

Is the pool screened?
Yes.

Is the dock included?
Yes.

Does the boat lift convey with the property?
Yes.

APPLIANCES & FIXTURES

Are the kitchen appliances included?
Yes. The complete LG STUDIO appliance package is included.

Are the washer and dryer included?
Yes. The brand-new LG washer and dryer are included.

Do the plantation shutters stay?
Yes.

MOVE-IN READY

Is there anything left to renovate?
No. The home has been extensively renovated and is move-in ready.

WHAT MAKES THIS HOME DIFFERENT?

A rare combination of a premier open-water location, panoramic views, exceptional craftsmanship, high-end finishes, and a comprehensive luxury renovation makes this one of Harbor Bluffs' most distinctive waterfront residences.

ADDITIONAL PROPERTY INFORMATION

What is the average monthly electric bill?
Approximately **\$300 per month**.
Entire house is spray foamed insulation including garage.

What is the average monthly water bill?
Approximately **\$250 per month**.

What are the HOA fees?
Approximately **\$420 per year**

What internet service is available?
Spectrum high-speed internet is already installed.

What days is trash collection?
Tuesday and Friday.

What is the irrigation source?
City water.

What is the approximate water depth at low tide?
Approximately **20 inches**, making it suitable for many recreational boats. *(Buyers should verify suitability for their specific vessel based on draft and tidal conditions.)*

What is the current flood insurance premium?
To be provided upon request.

What is the current homeowner's insurance premium?
To be provided upon request.

PRIVATE SHOWINGS BY APPOINTMENT

SHAWN MORRISON • (727) 804-1100 • harborbluffsmodern@yahoo.com

306 BUTTONWOOD LANE • PRICE UPON REQUEST

306 BUTTONWOOD LANE • LARGO, FLORIDA

See it in person

THE ESSENTIALS

HEATED AREA	2,001 sq ft	TOTAL AREA	2,783 sq ft
LOT SIZE	83' x 110'	POOL	Screen-enclosed
BOAT LIFT	12,000 lb	STRUCTURE	Block/Stucco
ROOF	New metal	WINDOWS	New impact-rated
INSULATION	Spray foam (inclu.garage)	INTERNET	Spectrum
AVG. ELECTRIC	\$300 / month	AVG. WATER	\$250 / month

The 100" television, surround sound, custom bar, LG STUDIO appliances, washer & dryer, and plantation shutters all convey.

PRIVATE SHOWINGS BY APPOINTMENT

SHAWN MORRISON

(727) 804-1100 • harborbluffsmodern@yahoo.com



THE HARBOR BLUFFS MODERN

\$ 2,925,000

— 306 —
BUTTONWOOD LANE

— ◆ —
LARGO, FLORIDA

OPEN WATER ◆ HARBOR BLUFFS ◆ LARGO, FLORIDA

