

1007 ROLLING WOODS LANE LAKELAND FL 33813

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Wake up to extraordinary sunrise views across private Canyon Lake, where ducks and native birds gather along the water and peaceful mornings begin just beyond your windows. Fish from your own private dock, unwind on the shaded rear deck, or simply enjoy the ever-changing lake views from the living room, kitchen, entertaining areas, and primary [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2474 sq ft



Courtesy of

Listing Office: KELLER WILLIAMS TAMPA CENTRAL

Status: Active

Office ID: MFR776125

MLS ID: MFRTB8544599



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2474 sq ft

Year built: 1986

ListOfficeName: KELLER WILLIAMS TAMPA CENTRAL

ListAOR: mfrmls

Date added: Added 43 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 4879 sq ft

SubdivisionName: CANYON LAKE VILLAS

GarageSpaces: 2

Location Details

Township: 29

Road Surface Type: Asphalt

Property Features

Interior Features: Ceiling Fans(s)

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

Flooring: Carpet, Tile, Wood

Laundry Features: In Kitchen, Laundry Closet

Waterfront YN: Yes

Waterfront Features: Pond

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Rain Gutters

Roof: Shingle

Window Features: Skylight(s)

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air, Mini-Split Unit(s) **Heating:** Central

Furnished: Negotiable



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: CANYON LAKE VILLAS

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 24-29-06-277803-000050

Direction Faces: North

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee: 262

Association Fee Frequency: Monthly

Association Fee Includes: Maintenance Grounds, Pest Control

Association Amenities: Maintenance

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$2,886

Tax Legal Description: CANYON LAKE VILLAS PB 74 PG 36 LOT 5

Tax Lot: 5

Rooms

Room type	Level
Kitchen	First
Primary Bedroom	First
Living Room	First



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Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

WindowFeatures: Skylight(s)

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Amenities: Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Mini-Split Unit(s)

ExteriorFeatures: Rain Gutters

Features: Ceiling Fans(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Appointment Only, Combination Lock Box, ShowingTime



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