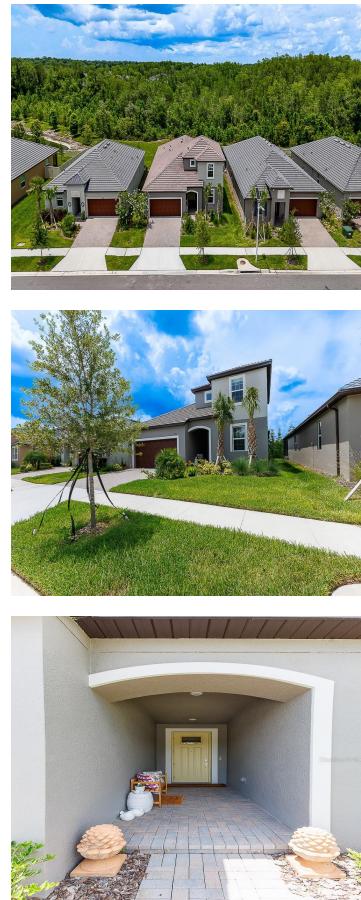


10367 BANYAN BREEZE BOULEVARD LAND O LAKES FL 34638

<https://candiscarmichael.com>



\$399,900

Closer to the fun in Phase One with this 3/3/3 home. Even more, it is BETTER THAN NEW with over \$36,000 in owner improvements. At 2,366 sq/ft, this home offers a triple split plan w/3 bedrooms & 3 full bathrooms, including a flex space downstairs, with a bonus room, a bedroom and a full bath [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2366 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8442806



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 6000 sq ft

SubdivisionName: ANGELINE ACTIVE ADULT

GarageSpaces: 3

Date added: Added 2 days ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2366 sq ft

Year built: 2024

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Paved

Elementary School: Mary Giella Elementary-PO **Middle Or Junior School:** Crews Lake Middle-PO

High School: Hudson High-PO

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Window Treatments

Flooring: Carpet, Ceramic Tile

Parking Features: Garage Door Opener, Oversized, Tandem

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Window Features: Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Shades, Storm Window(s), Thermal Windows

Utilities: Cable Available

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Convection Oven, Dishwasher, Disposal, Microwave, Range, Refrigerator, Water Filtration System, Water Softener

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Other, Sidewalk, Sliding Doors

Security Features: Security System, Smoke Detector(s)

Architectural Style: Florida

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: ANGELINE ACTIVE ADULT

Levels: Two

Builder Name: LENNAR

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA
Loan

Parcel Number: 18-25-18-0070-00000-3160

Direction Faces: South

Builder Model: MERIDIAN

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency:

Monthly

Association Amenities:

Clubhouse, Fitness Center, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court

Association Fee: 196.76

Association Fee Includes: Pool, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities

Community Features: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Wheelchair Access

Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment Amount: 3475

Tax Lot: 16

Tax Annual Amount: \$4,227

Tax Legal Description: ANGELINE PHASES 1A 1B 1C & 1D PB 87 PG 072 LOT 316

Green Building Info

Green Water Conservation: Efficient Hot Water Distribution, Irrigation-Reclaimed Water, Whole House Water Purification

Green Energy Efficient: Appliances, Construction, Doors, HVAC, Thermostat, Water Heater, Windows

Green Indoor Air Quality: Ventilation

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	15x20	First	20	15
Dining Room	10x12	First	12	10
Kitchen	12x15	First	15	12
Primary Bedroom	14x16	First	16	14
Den	12x11	First	11	12
Bedroom 2	12x11	First	11	12
Bedroom 3	11x12	Second	12	11
Loft	19x14	Second	14	19
Balcony/Porch/Lanai	25x11	First	11	25

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security System, Smoke Detector(s)

WindowFeatures: Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Shades, Storm Window(s), Thermal Windows

Utilities: Cable Available

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Wheelchair Access

ExteriorFeatures: Other, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Window Treatments

Amenities: Convection Oven, Dishwasher, Disposal, Microwave, Range, Refrigerator, Water Filtration System, Water Softener

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Tile

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Garage Door Opener, Oversized, Tandem

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box, Appointment Only, Lock Box Electronic-CBS Code Required, ShowingTime



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