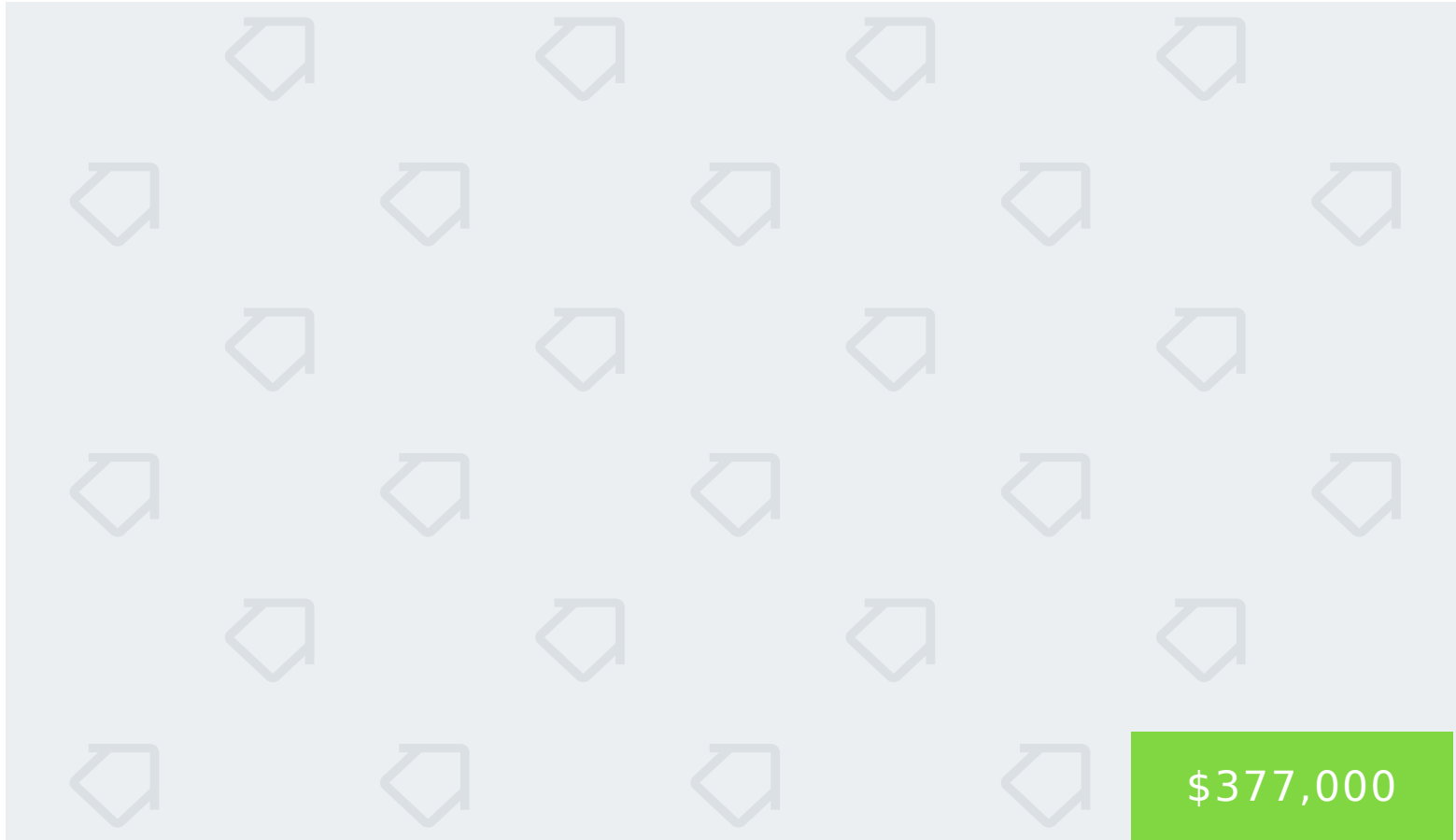


10892 IBIS BROOK COURT LAND O LAKES FL 34638

https://candiscarmichael.com



Experience the Angeline Lifestyle Seller is offering assistance toward buyer’s closing costs with an acceptable offer. This is an excellent opportunity to enjoy the Angeline lifestyle in a beautifully maintained, move-in ready Sunburst model located on a quiet cul-de-sac in desirable Phase 1. Offering 1,959 square feet of thoughtfully designed living space, this home features [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1959 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8517378

Description

Virtual Tour: <https://listings.nextdoorphotos.com/10892ibisbrookcourt>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 7912 sq ft

SubdivisionName: ANGELINE PH 1A 1B 1C & 1D

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1959 sq ft

Year built: 2025

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Screened

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Concrete

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cul-De-Sac, Landscaped, Oversized Lot, Sidewalk

Appliances: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System, Water Softener

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk

Window Features: Blinds, Double Pane Windows, Insulated Windows

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: ANGELINE PH 1A 1B 1C & 1D

Parcel Number: 18-25-18-007.0-000.00-034.0

Levels: One

Direction Faces: Northwest

Foundation Details: Slab

Construction Materials: Block, Concrete, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 216

Association Fee Frequency: Monthly

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

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

Community Features: Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,926

Tax Other Annual Assessment Amount: 3698

Tax Legal Description: ANGELINE PHASES 1A 1B 1C & 1D PB 87 PG 072 LOT 34

Tax Lot: 34

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	17x20	First	20	17
Kitchen	12x15	First	15	12
Dining Room	11x13	First	13	11
Den	12x12	First	12	12
Primary Bedroom		First		
Bedroom 2	12x12	First	12	12
Balcony/Porch/Lanai		First		
Balcony/Porch/Lanai	20x7	First	7	20

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water

ExteriorFeatures: Sidewalk

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Double Pane Windows, Insulated Windows

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System, Water Softener

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Heating: Central, Electric

Roof: Concrete

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only, Combination Lock Box, ShowingTime



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