

10906 RUSTIC EVE COURT LAND O LAKES FL 34638

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WELCOME TO EASY 55+ FLORIDA LIVING IN ANGELINE! Whether you're relocating to Florida, searching for a seasonal retreat, or ready for a low-maintenance lifestyle surrounded by nature and resort-style amenities, this beautifully upgraded villa offers an exceptional opportunity. Used only part-time by its owners and meticulously maintained, the home still feels brand new, with thoughtful [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1615 sq ft



Courtesy of

Listing Office: FUTURE HOME REALTY INC

Status: Active

Office ID: MFR260011623

MLS ID: MFRTB8545217



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 6594 sq ft

View: Trees/Woods, Water

ListOfficeName: FUTURE HOME REALTY INC

ListAOR: mfrmls

Date added: Added 27 minutes ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1615 sq ft

Year built: 2025

SubdivisionName: ANGELINE PH 1E

GarageSpaces: 1

Location Details

Township: 25

Elementary School: Mary Giella Elementary-PO

High School: Hudson High-PO

Road Surface Type: Paved

Middle Or Junior School: Crews Lake Middle-PO

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)

Flooring: Tile

Patio And Porch Features: Covered, Rear Porch

Waterfront Features: Pond

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Sidewalk, Sprinkler Metered

Security Features: Security System, Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Connected, Public, Underground Utilities

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Electric

Lot Features: Cul-De-Sac, Sidewalk, Paved

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener, Whole House R.O. System

Laundry Features: Inside, Laundry Room

Waterfront YN: Yes

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Window Features: Blinds, Double Pane Windows, Insulated Windows

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: ANGELINE PH 1E

Levels: One

Builder Name: Lennar

Construction Materials: Block, Stucco

Parcel Number: 18-25-17-0170-00000-0440

Direction Faces: West

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

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

Association Fee: 265.47

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

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, No Truck/RV/Motorcycle Parking, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$2,857

Tax Other Annual Assessment Amount: 2297

Tax Legal Description: ANGELINE PHASE 1E PB 93 PG 001 LOT 44

Tax Lot: 44

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	17x12	First	12	17
Primary Bedroom	15x12	First	12	15
Bedroom 2	10x15	First	15	10
Living Room	13x16	First	16	13
Office	10x12	First	12	10
Dining Room	11x10	First	10	11

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security System, Smoke Detector(s)

WindowFeatures: Blinds, Double Pane Windows, Insulated Windows

Utilities: BB/HS Internet Available, Cable Connected, Public, Underground Utilities

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener, Whole House R.O. System

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, No Truck/RV/Motorcycle Parking, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Sidewalk, Sprinkler Metered

Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Garage Door Opener

Heating: Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

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



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