10911 RUSTIC EVE COURT LAND O LAKES FL 34638

https://candiscarmichael.com









Welcome to this stunning Aurora II villa in the highly sought-after Angeline community of Land O’ Lakes! Offering 1,747 square feet of thoughtfully designed living space, this two-story home features 2 bedrooms, 2.5 bathrooms, a versatile flex room, and a spacious 2-bay garage. Enjoy Florida living at its finest from the screened-in lanai with beautiful […]

- 2 beds
- 3 baths
- Residential
- Villa
- Active
- 1747 sq ft

Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Office ID: MFR260000779

Status: Active

MLS ID: MFRTB8559778

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://u.listvt.com/mls/250513411

Basics

Bathrooms Full: 2

Date added: Added 21 minutes ago

Type: Residential

Bathrooms: **3** baths

Area, sq ft: **1747** sq ft

Year built: 2025

ListOfficeName: CHARLES RUTENBERG REALTY INC

Bathrooms Half: 1

Category: Villa

Bedrooms: **2** beds

Half baths: **1** half bath

Lot size, sq ft: **3200** sq ft

SubdivisionName: ANGELINE PH 1E

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Concrete

Property Features

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Interior Features: Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

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

Flooring: Ceramic Tile, Luxury Vinyl

Laundry Features: Laundry Room

Garage YN: Yes

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Exterior Features: Private Entrance, Sidewalk

Roof: Concrete

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Sewer Connected, Underground Utilities, Water Connected

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Electric

Furnished: Unfurnished

Property Details

Subdivision Name: ANGELINE PH 1E

Parcel Number: 18-25-17-017.0-000.00-030.0

Levels: Two

Direction Faces: Southeast

Foundation Details: Slab

Construction Materials: Block, Concrete, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 265.47

Association Fee Frequency: Monthly

Association Fee Includes: Common Area Taxes, Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities

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

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water, Street Lights

Fees&Taxes

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Tax Year: 2025

Tax Annual Amount: $2,768

Tax Other Annual Assessment Amount: 2297

Tax Legal Description: ANGELINE PHASE 1E PB 93 PG 001 LOT 30

Tax Lot: 30

Rooms

Room type	Dimensions	Length	Width
Kitchen	14x16	16	14
Dining Room	14x10	10	14
Living Room	15x19	19	15
Primary Bedroom	13x14	14	13
Balcony/Porch/Lanai	12x10	10	12
Loft	13x11	11	13
Bedroom 2	13x11	11	13

Amenities & Features

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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water, Street Lights

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Sewer Connected, Underground Utilities, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Private Entrance, Sidewalk

Features: Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Heating: Central, Electric

Roof: Concrete

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Entrance

Occupant Type: Owner

Showing Requirements: Combination Lock Box

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