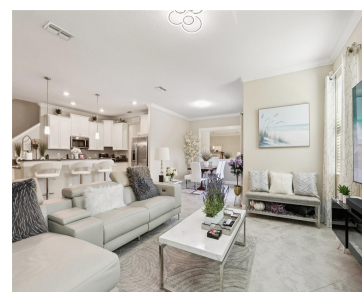


# 1306 WHITE FOX RUN LUTZ FL 33549

<https://candiscarmichael.com>



Welcome home to this lovely townhome in Willow Square, a quiet and gated community with a small-town feel. This three-bedroom, two-and-a-half-bath townhome features a two-car garage and a relaxing screened lanai that looks out over peaceful conservation views. Inside, the kitchen is updated with stainless steel appliances, granite countertops, R.O. water system, and 42-inch cabinets. [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2319 sq ft



## Courtesy of

**Listing Office:** REDFIN CORPORATION

**Status:** Active

**Office ID:** MFR780118

**MLS ID:** MFRTB8474510

## Description



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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**Virtual Tour:**

<https://www.zillow.com/view-imx/21332cae-7982-45d3-9317-4161ce1bd6a2?wl=true&setAttribution=mls&initialViewType=pano>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2464 sq ft

**View:** Park/Greenbelt, Trees/Woods

**ListOfficeName:** REDFIN CORPORATION

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2319 sq ft

**Year built:** 2022

**SubdivisionName:** WILLOW SQUARE TWNHMS

**GarageSpaces:** 2

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## Location Details

**Township:** 26S

**Elementary School:** Lake Myrtle Elementary-PO

**High School:** Sunlake High School-PO

**Road Surface Type:** Paved

**Middle Or Junior School:** Charles S. Rushe Middle-PO

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## Property Features



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**Interior Features:** Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Covered, Front Porch, Rear Porch, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Entrance, Private Yard, Sidewalk, Sliding Doors

**Security Features:** Secured Garage/Parking

**Utilities:** Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**View:** Park/Greenbelt, Trees/Woods

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Cul-De-Sac, Landscaped, Street Dead-End

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer, Water Filtration System, Water Softener

**Laundry Features:** Inside, Laundry Room, Upper Level

**Parking Features:** Covered, Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Storm Window(s)

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** WILLOW SQUARE TWNHMS

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 32-26-19-0150-00000-1360

**Direction Faces:** West

**Construction Materials:** Block, Stucco

---

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 323.45

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

**Community Features:** Deed Restrictions, Gated Community - No Guard, Pool, Sidewalks, Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$5,770

**Tax Legal Description:** WILLOW SQUARE TOWNHOMES PB 82 PG 001 LOT 136

**Tax Lot:** 136

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## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	Second

---

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Secured Garage/Parking

**WindowFeatures:** Storm Window(s)

**Utilities:** Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer, Water Filtration System, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Gated Community - No Guard, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Lighting, Private Entrance, Private Yard, Sidewalk, Sliding Doors

**Features:** Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Covered, Driveway

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment, Private Entrance, Private Yard

**Occupant Type:** Owner

**Showing Requirements:** ShowingTime



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