

# 15 ALBANY LANE HERNANDO FL 34442

<https://candiscarmichael.com>

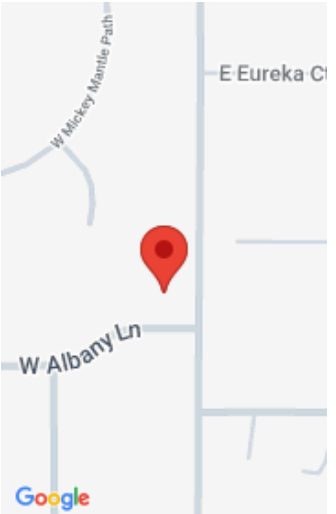


**\$475,000**



Come and see this newly listed home in the sought-after Citrus Hills community! This stunning 3-bedroom, 2-bathroom single-family home sits on a spacious 1.01-acre lot, offering plenty of privacy and room to enjoy. The home features elegant porcelain tile floors throughout and custom plantation shutters, adding both style and functionality. The beautifully updated kitchen boasts [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1566 sq ft



### Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Courtesy of

**Listing Office:** LPT REALTY

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8310402

---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8310402>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1566 sq ft

**Year built:** 1991

**ListOfficeName:** LPT REALTY

**ListAOR:** mfrmls

**Date added:** Added 6 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 43836 sq ft

**SubdivisionName:** CITRUS HILLS 1ST ADD

**GarageSpaces:** 2

---

## Location Details

**Township:** 18S

**Road Surface Type:** Asphalt, Paved

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

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

**Flooring:** Tile

**Pool Private YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Irrigation System, Lighting, Rain Gutters, Sliding Doors

**Utilities:** Electricity Connected

**Sewer:** Septic Tank

**Heating:** Central, Heat Pump

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Pool Features:** Gunite, In Ground, Screen Enclosure

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

---

## Property Details

**Subdivision Name:** CITRUS HILLS 1ST ADD

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 19E-18S-18-0110-00400-0210

**Direction Faces:** West

**Construction Materials:** Concrete, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 151

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2023

**Tax Annual Amount:**  
\$3,094

**Tax Lot:** 21

**Tax Legal Description:** LOT 21 BLK 40 CITRUS HILLS 1ST ADD ACC TO THE PLAT THEREOF REC IN PB 9 PGS 73 - 83 INCLUSIVE PRCCF ---&--- LESS & EXC THAT PORTION OF SD LT DESC AS FOLL: BEG AT SE COR LT 21 BLK 40 CITRUS HILLS 1ST ADD ACC TO THE PLAT THEREOF REC IN PB 9 PGS 73 - 83 INCLUSIVE PRCCF TH N 89 DEG 45M 20S W AL THE S LN OF SD LT 21 A DIST OF 25 FT TO PC OF CURVE CONC NW'LY HAVING A CTRL ANG OF 90 DEG & A RAD OF 25 FT TH NE'LY AL ARC OF CURVE A DIST OF 39.27 FT TO PT OF SD CURVE (CHORD BEARING & DIS BETW SD PTS BEING N 45 DEG 14M 40S E 35.36 FT) SD PT BEING ON THE E LN OF SD LT 21 TH S 0 DEG 14M 40S W AL SD E LN A DIST OF 25 FT TO POB

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	23x12	First	12	23
Bedroom 2	12x11	First	11	12
Bedroom 3	13x11	First	11	13
Living Room	14x17	First	17	14
Dining Room	10x11	First	11	10
Kitchen	10.4x12.2	First	12.2	10.4

## Amenities & Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**ExteriorFeatures:** Irrigation System, Lighting, Rain Gutters, Sliding Doors

**Utilities:** Electricity Connected

**Amenities:** Dishwasher, Dryer, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**PoolFeatures:** Gunite, In Ground, Screen Enclosure

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

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete, Stucco

**Heating:** Central, Heat Pump

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** Appointment Only, Combination Lock Box, Lock Box Coded, See Remarks, ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE