

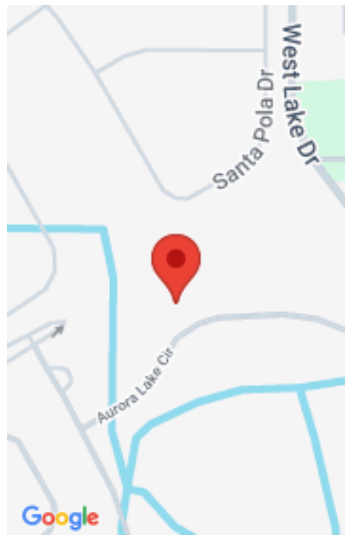
15626 AURORA LAKE CIRCLE WIMAUMA FL 33598

<https://candiscarmichael.com>



Located minutes from walking paths, clubhouse, all amenities and the big lake, this one-of-a-kind 2-bedroom, 2 full bath and 2 car attached garage Isabella Grande model with a great curb appeal is loaded with upgrades and custom features. Manicured front yard and walkway leading to the house is a true tropical plants and flowers paradise. [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1541 sq ft



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8301064

Description

Virtual Tour:

<https://realestate.febreframeworks.com/videos/0191c7fe-00ea-71c9-a3b2-0014d5779764>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 6596 sq ft

View: Garden

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1541 sq ft

Year built: 2015

SubdivisionName: VALENCIA LAKES TR MM PH

GarageSpaces: 2

Location Details

Township: 31

Road Responsibility: Private Maintained Road

Middle Or Junior School: Shields-HB

Road Surface Type: Asphalt

Elementary School: Reddick Elementary School

High School: Sumner High School

Property Features



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Interior Features: Ceiling Fans(s), Open Floorplan, Walk-In Closet(s)

Flooring: Tile

Patio And Porch Features: Enclosed, Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Irrigation System, Private Mailbox, Sidewalk

Utilities: Cable Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Water Source: None

Cooling: Central Air

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

Laundry Features: In Kitchen, Laundry Closet

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Tile

View: Garden

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Property Details

Subdivision Name: VALENCIA LAKES TR MM PH

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: U-32-31-20-9WI-000000-00115.0

Direction Faces: South

Construction Materials: Block

Association Information



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Association YN: Yes

Association Fee: 2068

Association Fee Frequency:
Quarterly

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Private Road, Recreational Facilities

Association Amenities:
Basketball Court, Clubhouse, Fitness Center, Gated, Lobby Key Required, Optional Additional Fees, Pickleball Court(s), Pool, Tennis Court(s)

Community Features: Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Courts, Wheelchair Access

Fees&Taxes

Tax Year: 2023

Tax Annual Amount: \$3,778

Tax Legal Description: VALENCIA LAKES TRACT MM PHASE 3 LOT 115

Tax Lot: 115

Green Building Info

Green Water Conservation: Drip Irrigation, Irrig. System-Drip/Microheads, Irrigation-Reclaimed Water

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	17x22	First	22	17
Dining Room	11x12	First	12	11
Kitchen	10x20	First	20	10
Primary Bedroom	13x15	First	15	13
Bathroom 2	12x17	First	17	12

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Courts, Wheelchair Access

Utilities: Cable Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Irrigation System, Private Mailbox, Sidewalk

Features: Ceiling Fans(s), Open Floorplan, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Heating: Central, Electric, Heat Pump

Exterior material: Block

Roof: Tile

Parking: Garage Door Opener



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Miscellaneous

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

Occupant Type: Owner **Showing Requirements:** Appointment Only, Lock Box Electronic-CBS Code Required, ShowingTime



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