

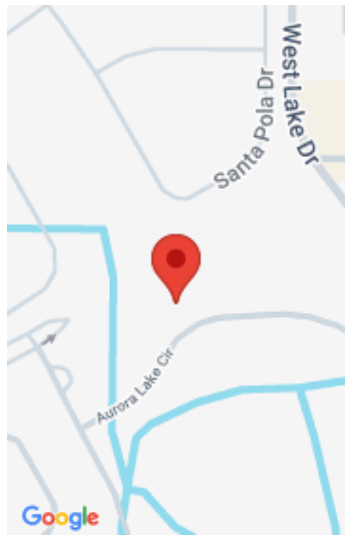
# 15626 AURORA LAKE CIRCLE WIMAUMA FL 33598

<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



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



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## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8301064

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## Description

**Virtual Tour:**

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

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## 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 6 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1541 sq ft

**Year built:** 2015

**SubdivisionName:** VALENCIA LAKES TR MM PH

**GarageSpaces:** 2

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## 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

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## 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

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## 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

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## 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

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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$3,778

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

**Tax Lot:** 115

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## Green Building Info

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

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## 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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