

# 15640 AURORA LAKE CIRCLE WIMAUMA FL 33598

<https://candiscarmichael.com>



MOTIVATED SELLER - PRICE IMPROVEMENT! This is your chance to own a meticulously maintained, NO FLOOD ZONE residence in the premier 55+ community of Valencia Lakes. Truly turn-key and negotiable, this popular Augusta floor plan is loaded with high-ticket upgrades, including a new HVAC (3 years old) with surge protection, a 2024 water heater, and [...]

- 3 beds
- 2 baths
- Residential
- Villa
- Active
- 1800 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRTB8477610



### Call us now

Phone: 727-888-3292

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



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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4080 sq ft

**SubdivisionName:** VALENCIA LAKES TR MM PH 3

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1800 sq ft

**Year built:** 2015

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

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## Location Details

**Township:** 31

**Elementary School:** Reddick Elementary School

**High School:** Sumner High School

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Shields-HB

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## Property Features

**Interior Features:** Ceiling Fans(s), High Ceilings, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Utilities:** Cable Available, Electricity Available, Water Available

**Sewer:** Public Sewer

**Heating:** Central

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

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

**Window Features:** Shutters

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable



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## Property Details

**Subdivision Name:** VALENCIA LAKES TR MM PH 3

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 077959-1802

**Direction Faces:** South

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee:** 1897

**Association Fee Frequency:**  
Quarterly

**Community Features:** Clubhouse, Fitness Center, Gated  
Community - No Guard, Pool, Sidewalks, Tennis Court(s),  
Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$4,632

**Tax Legal Description:** VALENCIA LAKES TRACT MM PHASE 3  
LOT 108

**Tax Lot:** 108

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## Rooms



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Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First
Primary Bathroom	First
Bathroom 2	First
Bedroom 2	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Fitness Center, Gated Community - No Guard, Pool, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Hurricane Shutters, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Shutters

**Utilities:** Cable Available, Electricity Available, Water Available

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

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Private Yard

**Showing Requirements:** Call Listing Agent, Combination Lock Box, Lockbox



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