

15717 AURORA LAKE CIRCLE WIMAUMA FL 33598

https://candiscarmichael.com



Welcome to easy Florida living in this spacious 1,800-square-foot Villa in Valencia Lakes, Tampa Bay’s premier 55+ resort-style community. Offering comfortable indoor living, and a spectacular water AND preserve view, this home provides a wonderful setting to enjoy the Florida lifestyle. The HOA includes all lawn care, irrigation, outdoor pest control, cable w/ premium channels, HS internet, [...]

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



Courtesy of

Listing Office: DALTON WADE INC
Status: Active

Office ID: MFR260031661
MLS ID: MFRTB8548133



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8548133>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1800 sq ft

Year built: 2014

SubdivisionName: VALENCIA LAKES TR MM
PH

GarageSpaces: 2

Date added: Added 59 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 4512 sq ft

View: Garden, Park/Greenbelt, Trees/Woods,
Water

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Location Details

Township: 31

Road Responsibility: Private Maintained Road

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Luxury Vinyl

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

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Garden, Gray Water System, Hurricane Shutters, Lighting, Misting System, Private Entrance, Private Mailbox, Private Yard, Rain Gutters, Sidewalk

Security Features: Gated Community, Security Fencing/Lighting/Alarms, Secured Garage/Parking, Security System, Smoke Detector(s)

Architectural Style: Coastal

Vegetation: Mature Landscaping, Oak Trees, Trees/Landscaped, Wooded

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

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

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

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Tile

Window Features: Aluminum Frames, Blinds, Double Pane Windows, Shades, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

View: Garden, Park/Greenbelt, Trees/Woods, Water

Sewer: Public Sewer

Heating: Heat Pump

Lot Features: Cleared, Conservation Area, Greenbelt, In County, Landscaped, Sidewalk, Paved

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Subdivision Name: VALENCIA LAKES TR
MM PH

Parcel Number: U-32-31-20-9RH-000000-00065.0

Levels: One

Direction Faces: West

Builder Name: GL HOMES

Builder Model: Augusta

Foundation Details: Slab

Construction Materials: Block

Listing Terms: Cash, Conventional, VA
Loan

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee: 1897

Association Fee Frequency:
Quarterly

Association Fee Includes: Cable TV, Common Area
Taxes, Pool, Escrow Reserves Fund, Internet,
Maintenance Grounds, Management, Private Road,
Recreational Facilities

Association Amenities: Basketball
Court, Cable TV, Clubhouse, Fence
Restrictions, Fitness Center, Gated,
Maintenance, Optional Additional Fees,
Pickleball Court(s), Pool, Recreation
Facilities, Sauna, Shuffleboard Court,
Spa/Hot Tub, Tennis Court(s), Trail(s),
Vehicle Restrictions

Community Features: Association Recreation -
Owned, Clubhouse, Deed Restrictions, Dog Park,
Fitness Center, Gated Community - No Guard, Golf
Carts OK, Irrigation-Reclaimed Water, Pool, Restaurant,
Sidewalks, Special Community Restrictions, Tennis
Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,539

Tax Legal Description: VALENCIA LAKES TRACT MM PHASE 2
LOT 65

Tax Lot: 65

Green Building Info

Green Water Conservation: Drip Irrigation, Gray Water System, Irrig. System-Drip/Microheads,
Irrig. System-Rainwater from Ponds, Irrigation-Reclaimed Water, Water Recycling



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Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	9.1x12.8	First	12.8	9.1
Great Room	15.1x24	First	24	15.1
Dining Room	11.1x10.8	First	10.8	11.1
Balcony/Porch/Lanai	16.4x9	First	9	16.4
Primary Bedroom	14.6x12.6	First	12.6	14.6
Primary Bathroom		First		
Office	11.8x11	First	11	11.8
Bedroom 2	11.8x11	First	11	11.8
Bathroom 2		First		
Laundry		First		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Security Fencing/Lighting/Alarms, Secured Garage/Parking, Security System, Smoke Detector(s)

WindowFeatures: Aluminum Frames, Blinds, Double Pane Windows, Shades, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

ExteriorFeatures: Garden, Gray Water System, Hurricane Shutters, Lighting, Misting System, Private Entrance, Private Mailbox, Private Yard, Rain Gutters, Sidewalk

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Coastal

Heating: Heat Pump

Roof: Tile

NewConstructionYN: No

Exterior material: Block

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Misting System, Private Entrance, Private Yard

Occupant Type: Owner

Showing Requirements: Supra Lock Box



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