

16233 AMETHYST KEY DRIVE WIMAUMA FL 33598

https://candiscarmichael.com



Discrete, quality comfort aptly depicts this CRISTINA villa. Built by GL Homes and located in Valencia Lakes, Tampa Bay’s premier 55+ Active Adult community, this CRISTINA’s 1,317SF provides ample space to live your idyllic life. The pristine brick pavered driveway leads to a long walkway along manicured gardens leading to the front portico. Relax and [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1317 sq ft



Courtesy of

**Listing Office:** DALTON WADE INC  
**Status:** Active

**Office ID:** MFR260031661  
**MLS ID:** MFRTB8324364



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8324364>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1317 sq ft

**Year built:** 2009

**SubdivisionName:** VALENCIA LAKES

**GarageSpaces:** 2

**Date added:** Added 1 day ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4163 sq ft

**View:** Water

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 32

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile

**Patio And Porch Features:** Front Porch, Rear Porch

**Waterfront Features:** Lake Front

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Tile

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Softener

**Laundry Features:** Laundry Room

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Hurricane Shutters, Private Mailbox, Rain Gutters

**Security Features:** Fire Alarm, Medical Alarm, Security System Owned, Smoke Detector(s)

**View:** Water

**Sewer:** Public Sewer

**Heating:** Heat Pump

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## Property Details

**Subdivision Name:** VALENCIA LAKES

**Levels:** One

**Builder Name:** GL Homes

**Foundation Details:** Slab

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

**Parcel Number:** U-05-32-20-9LF-000000-00086.0

**Direction Faces:** West

**Builder Model:** Cristina / 31

**Construction Materials:** Block, Cement Siding

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

**Association Amenities:** Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Lobby Key Required, Optional Additional Fees, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Security, Shuffleboard Court, Spa/Hot Tub, Storage, Tennis Court(s)

**Association Fee:** 1903

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Management, Private Road, Recreational Facilities, Security

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$2,275

**Tax Legal Description:** REGAL TWIN VILLAS PHASE 1 LOT 86

**Tax Lot:** 86

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## Green Building Info

**Green Water Conservation:** Drip Irrigation, Efficient Hot Water Distribution, Irrig. System-Drip/Microheads, Irrig. System-Rainwater from Ponds, Irrigation-Reclaimed Water

**Green Indoor Air Quality:** HVAC Filter MERV 8+

**Green Energy Efficient:** Appliances, HVAC

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## Rooms



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Room type	Dimensions	Level	Length	Width
Bathroom 2	11.6x11	First	11	11.6
Primary Bedroom	14.6x12.6	First	12.6	14.6
Dining Room	12.9x11	First	11	12.9
Great Room	16.8x14	First	14	16.8
Kitchen		First		
Balcony/Porch/Lanai	16.4x9	First	9	16.4

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Fire Alarm, Medical Alarm, Security System Owned, Smoke Detector(s)

**ExteriorFeatures:** Balcony, Hurricane Shutters, Private Mailbox, Rain Gutters

**Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Cement Siding

**Heating:** Heat Pump

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Supra Lock Box,  
ShowingTime



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