

16267 AMETHYST KEY DRIVE WIMAUMA FL 33598

<https://candiscarmichael.com>



This lovely home is located just steps away from the Valencia Lakes clubhouse and all the amenities! From the moment you arrive, you will fall in love with this Cristina Model Villa with a magnificent water view! A lovely front yard wrapped in ornamental borders leads to the generous-sized screened front patio which provides a [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1321 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8489062



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1321 sq ft

Year built: 2009

SubdivisionName: VALENCIA LAKES

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 4257 sq ft

View: Water

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Location Details

Township: 32

Road Surface Type: Asphalt

Property Features



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

Flooring: Carpet, Ceramic Tile

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK, Yes

Roof: Tile

Window Features: Blinds, Window Treatments

View: Water

Sewer: Public Sewer

Heating: Central, Electric

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

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Security Features: Gated Community, Security System, Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: VALENCIA LAKES

Levels: One

Builder Name: GLHomes

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: U-05-32-20-9LF-000000-00075.0

Direction Faces: North

Builder Model: Cristina

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency:
Quarterly

Association Amenities:
Clubhouse, Fitness Center, Gated,
Lobby Key Required, Maintenance,
Optional Additional Fees, Park,
Pickleball Court(s), Pool, Recreation
Facilities, Sauna, Shuffleboard Court,
Spa/Hot Tub, Tennis Court(s), Trail(s)

Association Fee: 1897

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

Community Features: Clubhouse, Deed Restrictions,
Dog Park, Fitness Center, Gated Community - No Guard,
Golf Carts OK, Irrigation-Reclaimed Water, Park, Pool,
Restaurant, Sidewalks, Tennis Court(s), Wheelchair
Access

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$3,540

Tax Legal Description: Regal TwinVillas Phase 1 Lot 75

Tax Lot: 75

Green Building Info

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

Green Indoor Air Quality: HVAC
UV/Elec. Filtration, No Smoking-Interior
Buildg

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	16.8x14	First	14	16.8
Kitchen	14.6x10.6	First	10.6	14.6
Primary Bedroom	14.6x12.6	First	12.6	14.6
Bedroom 2	11.6x11	First	11	11.6
Dining Room	12.8x11	First	11	12.8
Laundry	5x8	First	8	5

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Security System, Smoke Detector(s)

WindowFeatures: Blinds, Window Treatments

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access

ExteriorFeatures: Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

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



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Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central, Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation
Equipment

Occupant Type: Vacant

Showing Requirements: Appointment Only, Lock Box
Coded, ShowingTime



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