

16595 SHELL BAY DRIVE LAND O LAKES FL 34638

<https://candiscarmichael.com>



\$317,500



Exquisite conservation views from your screened lanai in this end unit villa located in the Angeline 55+ community. Seller says you can hear the breeze blowing through the trees making for a tranquil environment to enjoy your morning coffee or a cold beverage in the evening. Built in 2023 this open concept villa features 2 [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1615 sq ft



Courtesy of

Listing Office: KELLER WILLIAMS TAMPA PROP.

Status: Active

Office ID: MFR771620

MLS ID: MFRTB8503488



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8503488>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1615 sq ft

Year built: 2023

SubdivisionName: ANGELINE PH 1A 1B 1C & 1D

GarageSpaces: 1

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6339 sq ft

View: Trees/Woods

ListOfficeName: KELLER WILLIAMS TAMPA PROP.

ListAOR: mfrmls

Location Details

Township: 25S

Elementary School: Mary Giella Elementary-PO

High School: Hudson High-PO

Road Surface Type: Asphalt

Middle Or Junior School: Crews Lake Middle-PO

Property Features



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

Flooring: Carpet, Ceramic Tile

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Sidewalk, Sliding Doors

Window Features: Blinds, Window Treatments

View: Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Conservation Area

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

Laundry Features: Laundry Room

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: ANGELINE PH 1A 1B 1C & 1D

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 18-25-18-0070-00000-2150

Direction Faces: South

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Cable TV, Clubhouse, Fitness Center, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub

Association Fee: 268.44

Association Fee Includes: Cable TV, Common Area Taxes, Pool, Internet, Maintenance Structure, Maintenance Grounds, Management, Recreational Facilities

Community Features: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Pool, Restaurant, Sidewalks



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$3,679

Tax Other Annual Assessment Amount: 2287

Tax Legal Description: ANGELINE PHASES 1A 1B 1C & 1D PB 87 PG 072 LOT 215

Tax Lot: 215

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x12	First	12	15
Living Room	15x17	First	17	15
Dining Room	12x9	First	9	12
Bonus Room	11x10	First	10	11
Bedroom 2	13x10	First	10	13
Kitchen	17x10	First	10	17
Laundry	8x6	First	6	8

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Pool, Restaurant, Sidewalks

ExteriorFeatures: Sidewalk, Sliding Doors

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Window Treatments

Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

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

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central, Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Supra Lock Box, Lock Box Electronic-CBS Code Required, ShowingTime



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