

# 16816 SHELL BAY DRIVE LAND O LAKES FL 34638

<https://candiscarmichael.com>



This Move-In Ready Home in Angeline is a highly sought-after Active Adult premier 55+ master-planned community ! This modern 2-bedroom, 2-bath home with a versatile flex room offers the perfect blend of comfort, function, and style. Just off the foyer, the flex space can serve as a home office, hobby room, or guest retreat. The [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1761 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Office ID:** MFR261019292

**Status:** Active

**MLS ID:** MFRTB8450380



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1761 sq ft

**Year built:** 2023

**SubdivisionName:** ANGELINE

**GarageSpaces:** 2

**Date added:** Added 12 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6000 sq ft

**View:** Trees/Woods, Water

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

**Elementary School:** Mary Giella Elementary-PO **Middle Or Junior School:** Crews Lake Middle-PO

**High School:** Hudson High-PO

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Enclosed, Rear Porch, Screened

**Waterfront Features:** Pond

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Window Features:** Blinds, Insulated Windows

**Utilities:** Public

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Conservation Area, Landscaped, Sidewalk, Paved

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

**Laundry Features:** Laundry Room

**Waterfront YN:** Yes

**Parking Features:** Garage Door Opener, Golf Cart Parking

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Architectural Style:** Contemporary

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** ANGELINE

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 18-25-18-007.0-000.00-062.0

**Direction Faces:** Northwest

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 197.76

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$7,664

**Tax Other Annual Assessment Amount:** 3698

**Tax Legal Description:** ANGELINE PHASES 1A 1B 1C & 1D PB 87 PG 072 LOT 62

**Tax Lot:** 62

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	17x15	First	15	17
Dining Room	17x12	First	12	17
Kitchen	14x11	First	11	14
Primary Bedroom	13x16	First	16	13
Bedroom 2	12x11	First	11	12
Den	12x13	First	13	12

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds, Insulated Windows

**Utilities:** Public

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

## Building Details

**ArchitecturalStyle:** Contemporary

**NewConstructionYN:** No

**Heating:** Electric

**Exterior material:** Block, Stucco

**Roof:** Tile

**Parking:** Garage Door Opener, Golf Cart Parking

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Lock Box Electronic-CBS

Code Required



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