

17001 MELBA LANE LUTZ FL 33549

<https://candiscarmichael.com>



\$449,900



Virtually Staged. Step right up to this Lutz gem—a 3-bedroom, 2-bath wonder with over 2,356 square feet of total living space to stretch, dance, or stage elaborate pillow forts. Cozy up to the wood-burning fireplace, dive into the in-ground pool (just squint if the makeover isn’t done yet), and enjoy hurricane shutters that laugh in [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1684 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8558205



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8558205>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1684 sq ft

Year built: 1972

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 8 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 16320 sq ft

SubdivisionName: WALKERS RANCH ESTATES

GarageSpaces: 2

Location Details

Township: 27

Elementary School: Maniscalco-HB

High School: Freedom-HB

Road Surface Type: Paved

Middle Or Junior School: Liberty-HB

Property Features



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Interior Features: Ceiling Fans(s), Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Window Treatments

Flooring: Laminate, Tile

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

Pool Features: In Ground, Child Safety Fence, Fiberglass

Fireplace Features: Circulating, Family Room, Masonry, Wood Burning

Attached Garage YN: Yes

Exterior Features: Hurricane Shutters, Private Yard

Roof: Other, Shingle

Architectural Style: Florida, Ranch

Vegetation: Oak Trees

Sewer: Septic Tank

Heating: Central, Heat Pump

Lot Features: Cleared, Corner Lot, Cul-De-Sac, Flood Insurance Required, FloodZone, In County, Irregular Lot, Landscaped, Street Dead-End, Paved

Appliances: Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Range, Range Hood, Refrigerator, Washer, Water Filtration System, Water Purifier, Water Softener

Laundry Features: Electric Dryer Hookup, In Garage, Laundry Room, Washer Hookup

Pool Private YN: Yes

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 2

Fencing: Wood

Window Features: Aluminum Frames, Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Low-Emissivity Windows, Thermal Windows, Tinted Windows

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Fiber Optics, Phone Available, Water Connected

Water Source: Private, Well

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: WALKERS RANCH ESTATES

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: U-24-27-18-OLL-000001-00005.0

Direction Faces: West

Construction Materials: Block, HardiPlank Type, Stucco, Frame



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Association Information

Community Features: Street Lights

Fees&Taxes

Tax Year: 2025 Tax Annual Amount: \$2,632
Tax Legal Description: WALKER'S RANCH ESTATES LOT 5 BLK 1 Tax Lot: 5

Rooms

Room type	Level
Primary Bedroom	First
Living Room	First
Kitchen	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Street Lights

ExteriorFeatures: Hurricane Shutters, Private Yard

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Fiber Optics, Phone Available, Water Connected

Amenities: Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Range, Range Hood, Refrigerator, Washer, Water Filtration System, Water Purifier, Water Softener

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

WindowFeatures: Aluminum Frames, Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Low-Emissivity Windows, Thermal Windows, Tinted Windows

PoolFeatures: In Ground, Child Safety Fence, Fiberglass

Features: Ceiling Fans(s), Circulating, Family Room, Masonry, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Window Treatments, Wood Burning

Building Details

ArchitecturalStyle: Florida, Ranch **NewConstructionYN:** No

Heating: Central, Heat Pump

Exterior material: Block, Frame, HardiPlank Type, Stucco

Roof: Other, Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Private Yard

Showing Requirements: Supra Lock Box, ShowingTime



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