

# 17240 BALANCE COVE LAND O LAKES FL 34638

<https://candiscarmichael.com>



\$475,000



This rare end-unit David Weekley townhome in the award-winning Bexley community offers the spacious footprint and open feel of a single-family home with the low-maintenance lifestyle of a luxury townhome. Positioned on a scenic conservation lot with only one shared neighbor, this oversized floor plan stands out immediately with a unique side-entry foyer that creates [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2145 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRTB8484198



## Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://listings.tailormade-creatives.com/sites/rxogwld/unbranded>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2145 sq ft

**Year built:** 2024

**SubdivisionName:** BEXLEY SOUTH PH 1 PRCL 3

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 3400 sq ft

**View:** Trees/Woods

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26

**Elementary School:** Bexley Elementary School

**High School:** Sunlake High School-PO

**Road Surface Type:** Paved

**Middle Or Junior School:** Charles S. Rushe Middle-PO

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## Property Features



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**Interior Features:** Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Laminate, Tile

**Patio And Porch Features:** Rear Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Rain Gutters, Sidewalk

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Heat Pump

**Lot Features:** Conservation Area, Sidewalk, Street Dead-End

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator

**Laundry Features:** Laundry Room

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** BEXLEY SOUTH PH 1 PRCL 3

**Levels:** Two

**Builder Name:** David Weekley

**Construction Materials:** Block, Frame

**Parcel Number:** 18-26-19-014.0-01B.00-006.0

**Direction Faces:** West

**Foundation Details:** Slab

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Fitness Center, Park, Playground, Pool

**Association Fee:** 148

**Association Fee Includes:** Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Recreational Facilities

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 2215

**Tax Lot:** D

**Tax Annual Amount:** \$9,530

**Tax Legal Description:** BEXLEY SOUTH PARCEL 3 PHASE 1 - LOT D REPLAT PB 89 PG 036 BLOCK 1B LOT 6

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## Rooms



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Room type	Level
Living Room	First
Kitchen	First
Dining Room	First
Office	First
Primary Bedroom	Second
Primary Bathroom	Second
Bedroom 2	Second
Bedroom 3	Second
Loft	Second
Laundry	Second

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters, Lighting, Rain Gutters, Sidewalk

**Features:** Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Frame

**Parking:** Driveway

**Heating:** Central, Heat Pump

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



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