

17244 TORTOISE CROWN BOULEVARD LAND O LAKES FL 34638

<https://candiscarmichael.com>



MOVE-IN READY! This convenient single-story villa offers two bedrooms, including a privately situated owner's suite featuring a full en-suite bath and spacious walk-in closet. On the opposite side of the home, the open-concept floor plan highlights a stylish kitchen flowing seamlessly into the dining area and inviting family room—perfect for everyday living and entertaining. Glass [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1405 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8468676



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8468676>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 3200 sq ft

View: Trees/Woods, Water

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Date added: Added 8 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1405 sq ft

Year built: 2025

SubdivisionName: ANGELINE PH 1E

GarageSpaces: 1

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features



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Interior Features: High Ceilings, Open Floorplan, Solid Surface Counters, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Screened

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Concrete

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Electric

Lot Features: Conservation Area, Landscaped

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Sidewalk

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: ANGELINE PH 1E

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 18-25-17-017.0-000.00-083.0

Direction Faces: Northwest

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency:
Monthly

Association Amenities: Clubhouse, Fitness Center, Handicap Modified, Maintenance, Pickleball Court(s), Pool, Shuffleboard Court, Trail(s), Wheelchair Access

Association Fee: 264

Association Fee Includes: Internet, Maintenance Structure, Management

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Golf Carts OK, Handicap Modified, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Wheelchair Access



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Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$2,322

Tax Other Annual Assessment Amount: **Tax Legal Description:** ANGELINE PHASE 1E PB 2297 93 PG 001 LOT 83

Tax Lot: 83

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	16x16	First	16	16
Dining Room	8x16	First	16	8
Kitchen	14x16	First	16	14
Primary Bedroom	14x13	First	13	14
Bedroom 2	12x10	First	10	12
Balcony/Porch/Lanai	10x12	First	12	10
Laundry	7x10	First	10	7

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Golf Carts OK, Handicap Modified, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Wheelchair Access

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk

Features: High Ceilings, Open Floorplan, Solid Surface Counters, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Electric

Roof: Concrete

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Combination Lock Box, ShowingTime



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