

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



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



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: 2297

Tax Legal Description: ANGELINE PHASE 1E PB 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

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

Showing Requirements: Combination Lock Box, ShowingTime

Occupant Type: Owner



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