

# 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](mailto:RealtorCandis@gmail.com)



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## Description

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

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## 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 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1405 sq ft

**Year built:** 2025

**SubdivisionName:** ANGELINE PH 1E

**GarageSpaces:** 1

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## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

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## 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

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## 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

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## 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



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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)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Electric

**Roof:** Concrete

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Combination Lock Box, ShowingTime

**Occupant Type:** Owner



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