

# 1741 SHADY LEAF DRIVE VALRICO FL 33596

<https://candiscarmichael.com>



Beautifully Updated Home in the Heart of Valrico! Welcome to this stunning 3-bedroom, 2.5-bathroom single-family home offering 2,504 sq. ft. of beautifully refreshed living space in one of Valrico's most desirable deed-restricted communities. With an optional HOA of only \$25 per year, residents enjoy thoughtful neighborhood perks such as fence painting, security cameras, and speed [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2504 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Office ID:** MFR261016803

**Status:** Active

**MLS ID:** MFRTB8437354



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 days ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 9000 sq ft

**SubdivisionName:** BLOOMINGDALE OAKS

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2504 sq ft

**Year built:** 1987

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 30

**Elementary School:** Alafia-HB

**High School:** Bloomingdale-HB

**Road Surface Type:** Paved

**Middle Or Junior School:** Burns-HB

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Split Bedroom, Walk-In Closet(s)

**Flooring:** Luxury Vinyl, Tile

**Patio And Porch Features:** Covered, Deck, Patio, Porch

**Spa Features:** In Ground

**Fireplace Features:** Family Room, Wood Burning

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** In County, Sidewalk, Paved

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Room

**Spa YN:** Yes

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Architectural Style:** Ranch

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** BLOOMINGDALE OAKS

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** U-12-30-20-2PF-000001-00072.0

**Direction Faces:** South

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 25

**Association Fee Frequency:** Annually

## Fees&Taxes



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**Tax Year:** 2024**Tax Annual Amount:** \$2,486**Tax Legal Description:** BLOOMINGDALE OAKS LOT 72 BLOCK 1**Tax Lot:** 72

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x15	First	15	14
Kitchen	15x14	First	14	15
Dining Room	16x8	First	8	16
Primary Bedroom	15x21	First	21	15
Primary Bathroom	14x14	First	14	14
Bathroom 1	7x3	First	3	7
Bathroom 2	8x9	First	9	8
Bedroom 2	12x13	First	13	12
Bedroom 3	11x12	First	12	11
Laundry	12x7	First	7	12
Balcony/Porch/Lanai	28x15	First	15	28

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Spa Features:** In Ground

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Family Room, Split Bedroom, Walk-In Closet(s), Wood Burning

## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Supra Lock Box, Appointment Only, Call Listing Agent 2, Lock Box Electronic, See Remarks, ShowingTime



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