

1763 OAK HAMMOCK COURT LUTZ FL 33558

https://candiscarmichael.com



WATERFRONT SUNSETS + \$10K PRICE IMPROVEMENT! Welcome to this beautifully maintained 4-bedroom, 3-bath home located in the highly sought-after Long Lake Ranch community in Lutz. Enjoy peaceful waterfront views with no rear neighbors and a large fully fenced backyard, perfect for entertaining, pets, or play. Inside, you'll find plantation shutters throughout and an open-concept layout [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1923 sq ft



Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRTB8473180



Call us now

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/TB8473180>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 5411 sq ft

**SubdivisionName:** LONG LAKE RANCH  
VILLAGE 2 PRCL A-1, A

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1923 sq ft

**Year built:** 2015

**ListOfficeName:** COASTAL PROPERTIES  
GROUP INTERNATIONAL

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

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

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Mailbox, Sidewalk, Sliding Doors

**Window Features:** Shutters

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Electric

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## Property Details

**Subdivision Name:** LONG LAKE RANCH VILLAGE  
2 PRCL A-1, A

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, Other

**Parcel Number:** 33-26-18-0040-00700-0240

**Direction Faces:** East

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 371

**Association Fee Includes:** Pool, Escrow Reserves Fund, Maintenance Grounds

**Community Features:** Deed Restrictions, Dog Park, Park, Playground, Pool, Sidewalks, Tennis Court(s)

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## Fees&Taxes



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Tax Year: 2024

Tax Other Annual Assessment Amount: 2718

Tax Lot: 24

Tax Annual Amount: \$7,006

Tax Legal Description: LONG LAKE RANCH VILLAGE 2 PARCELS A-1

Rooms

| Room type        | Dimensions | Level  | Length | Width |
|------------------|------------|--------|--------|-------|
| Bedroom 2        | 10x13      | Second | 13     | 10    |
| Bedroom 3        | 10x12      | Second | 12     | 10    |
| Bedroom 4        | 16x10      | Second | 10     | 16    |
| Primary Bathroom |            | Second |        |       |
| Primary Bedroom  | 14x16      | Second | 16     | 14    |
| Bathroom 2       |            | Second |        |       |
| Kitchen          |            | First  |        |       |
| Great Room       | 17x18      | First  | 18     | 17    |

Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Dog Park, Park, Playground, Pool, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Private Mailbox, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Shutters

**Utilities:** Public

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Call Listing Agent, Lockbox, See Remarks, ShowingTime



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