

18027 TURNING LEAF CIRCLE LAND O LAKES FL 34638

https://candiscarmichael.com



Short Sale. This like-new construction villa has upgrades galore! As you step inside, you'll be greeted by an inviting open floor plan that seamlessly connects the living, dining, and kitchen areas. The kitchen boasts stunning white 42" cabinets that provide ample storage space, complemented by sleek quartz countertops that add an elegant touch. The stainless-steel [...]

- 3 beds
- 2 baths
- Residential
- Villa
- Active
- 1532 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC
Status: Active

Office ID: MFR260000779
MLS ID: MFRTB8559649



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Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 4025 sq ft

View: Trees/Woods, Water

ListOfficeName: CHARLES RUTENBERG REALTY INC

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1532 sq ft

Year built: 2022

SubdivisionName: CYPRESS PRESERVE

ListAOR: mfrmls

Location Details

Township: 25

Road Responsibility: Private Maintained Road

Middle Or Junior School: Pine View Middle-PO

Road Surface Type: Concrete, Paved

Elementary School: Connerton Elem

High School: Land O' Lakes High-PO

Property Features



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Interior Features: Accessibility Features, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Patio, Rear Porch, Side Porch

Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Aluminum Frames, Blinds, Double Pane Windows, Insulated Windows, Thermal Windows

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Accessibility Features: Accessible Approach with Ramp, Accessible Bedroom, Accessible Closets, Accessible Common Area, Accessible Entrance, Accessible Full Bath, Visitor Bathroom, Accessible Kitchen, Accessible Central Living Area, Accessible Stairway, Accessible Washer/Dryer, Central Living Area

Appliances: Convection Oven, Cooktop, Dishwasher, Electric Water Heater, Microwave

Laundry Features: Inside, Laundry Room

Parking Features: Driveway, Garage Door Opener, Guest

Attached Garage YN: Yes

Exterior Features: Hurricane Shutters, Lighting, Sidewalk, Sprinkler Metered

Security Features: Security Fencing/Lighting/Alarms, Security Lights, Smoke Detector(s)

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Public, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Conservation Area, In County, Landscaped, Sidewalk, Paved

Property Details

Subdivision Name: CYPRESS PRESERVE

Levels: One

Direction Faces: Southeast

Construction Materials: Block, Stucco

Parcel Number: 16-25-18-0120-00900-0350

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Conventional



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Association Information

Association YN: Yes

Association Fee: 356.43

Association Fee Frequency: Quarterly

Association Fee Includes: Maintenance Grounds, Management, Pool, Private Road, Recreational Facilities

Association Amenities: Park, Playground, Pool, Recreation Facilities, Trail(s)

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Park, Playground, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$6,648

Tax Other Annual Assessment Amount: 1908

Tax Legal Description: CYPRESS PRESERVE PHASE 3B 2B(3) & 2B(4) PB 83 PG 093 BLOCK 9 LOT 35

Tax Lot: 0350

Green Building Info

Green Water Conservation: Drip Irrigation

Green Energy Efficient: Appliances, HVAC, Insulation, Lighting, Thermostat, Windows

Rooms



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Room type	Dimensions	Length	Width
Primary Bedroom	14x16	16	14
Primary Bathroom	9x8	8	9
Living Room	15x16	16	15
Dining Room	15x8	8	15
Kitchen	10x10	10	10
Bedroom 2	10x12	12	10
Bedroom 3	11x10	10	11
Laundry	8x6	6	8
Bathroom 2	8x8	8	8
Balcony/Porch/Lanai	8x10	10	8

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security Fencing/Lighting/Alarms, Security Lights, Smoke Detector(s)

WindowFeatures: Aluminum Frames, Blinds, Double Pane Windows, Insulated Windows, Thermal Windows

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Public, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

Amenities: Convection Oven, Cooktop, Dishwasher, Electric Water Heater, Microwave

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Park, Playground, Pool, Sidewalks, Street Lights

ExteriorFeatures: Hurricane Shutters, Lighting, Sidewalk, Sprinkler Metered

Features: Accessibility Features, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener, Guest

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, Lock Box Electronic, ShowingTime



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