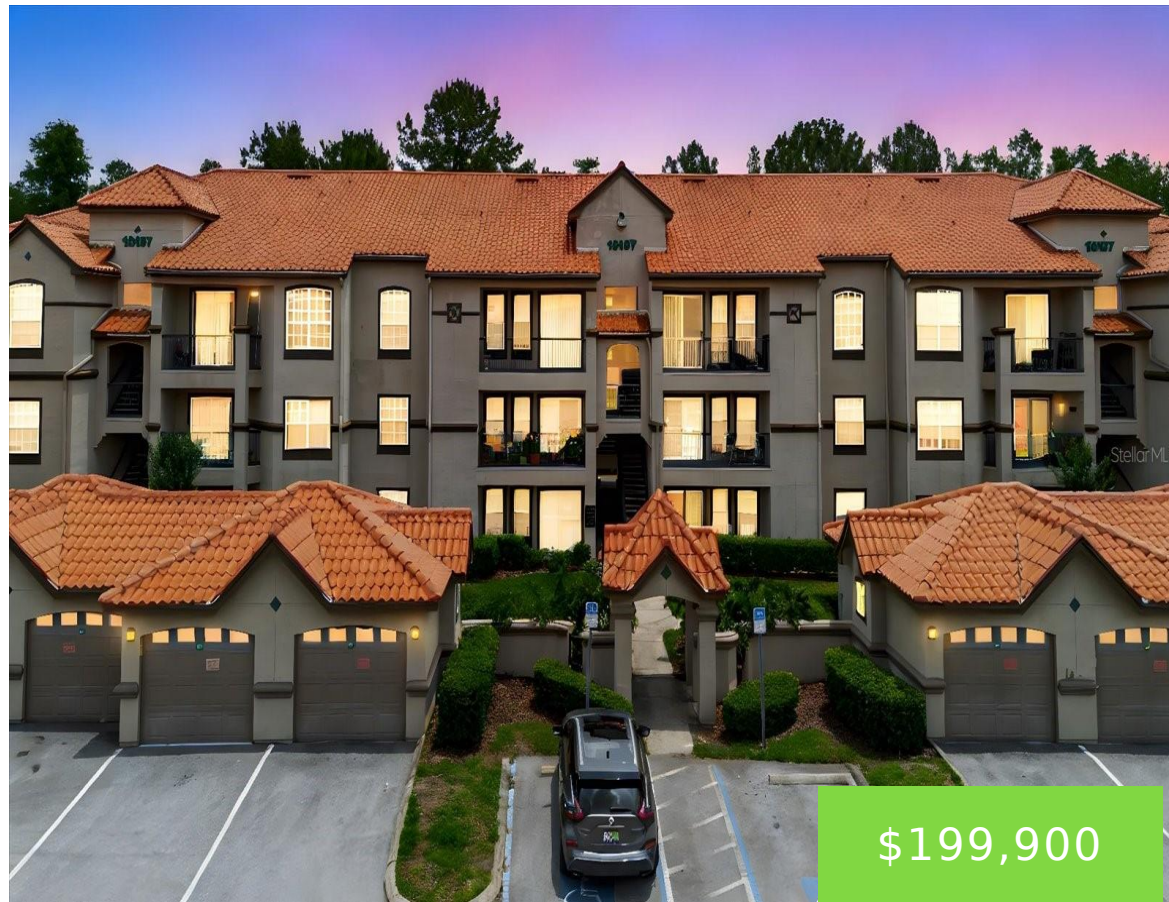
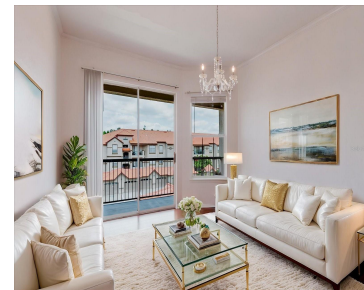


# 18107 PEREGRINES PERCH PLACE LUTZ FL 33558

<https://candiscarmichael.com>



\$199,900



One or more photo(s) has been virtually staged. **PRICE REDUCTION!**  
Affordable condo + top rated schools + prime location in Lutz, the perfect place to call HOME! Beautiful third condo with 2 bedrooms, 1 bath plus a separate vanity center. Open floor layout that seamlessly connects the living room, dining room and kitchen. The kitchen [...]

- 2 beds
- 1 bath
- Residential
- Condominium
- Active
- 961 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRTB8493795



## Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Unit Number:** 6303

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Floors:** 3 floors

**Lot size, sq ft:** 4 sq ft

**UnitNumber:** 6303

**ListOfficeName:** REAL BROKER, LLC

**Bathrooms Full:** 1

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 961 sq ft

**Year built:** 1996

**SubdivisionName:** LAKEVIEW AT CALUSA TRACE

**ListAOR:** mfrmls

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## Location Details

**Township:** 27

**Elementary School:** Schwarzkopf-HB

**High School:** Steinbrenner High School

**Road Surface Type:** Asphalt

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

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## Property Features

**Interior Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Walk-In Closet(s)

**Flooring:** Laminate

**Pets Allowed:** Breed Restrictions

**Roof:** Tile

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Inside, Laundry Closet

**Exterior Features:** Balcony, Lighting, Outdoor Grill, Private Mailbox, Sidewalk, Sliding Doors, Storage

**Utilities:** Electricity Connected, Public, Water Connected

**Sewer:** Public Sewer

**Heating:** Central



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## Property Details

**Subdivision Name:** LAKEVIEW AT CALUSA TRACE

**Parcel Number:** U-16-27-18-857-000006-06303.0

**Levels:** One

**Direction Faces:** North

**Foundation Details:** Slab

**Construction Materials:** Stucco

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

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Pool, Maintenance Structure, Maintenance Grounds, Trash

**Association Amenities:** Clubhouse, Fitness Center, Pool, Tennis Court(s)

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

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,335

**Tax Legal Description:** LAKEVIEW AT CALUSA TRACE UNIT 6303 BLDG 6 AND AN UNDIV INT IN COMMON ELEMENTS

**Tax Lot:** 063030

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## Rooms



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| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Great Room      | 27.5x11.5  | First | 11.5   | 27.5  |
| Primary Bedroom | 13x11.5    | First | 11.5   | 13    |
| Kitchen         | 10.3x7.5   | First | 7.5    | 10.3  |
| Bedroom 2       | 10.4x15.6  | First | 15.6   | 10.4  |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Pool, Sidewalks, Tennis Court(s)

**Utilities:** Electricity Connected, Public, Water Connected

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Lighting, Outdoor Grill, Private Mailbox, Sidewalk, Sliding Doors, Storage

**Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central

**Roof:** Tile



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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Vacant

**Showing Requirements:** Call Listing Agent, Lock Box Electronic-CBS  
Code Required, See Remarks



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