

18158 TURNING LEAF CIRCLE LAND O LAKES FL 34638
https://candiscarmichael.com



\$324,900



Welcome to easy Florida living in this move-in ready, maintenance free, lakefront villa in Land O’ Lakes—where smart-home upgrades, stylish finishes, and a peaceful water view come together in one beautiful package. Offering 3 bedrooms, 2 baths, and 1,532 square feet, this home shines with thoughtful improvements throughout. Enjoy Alexa-enabled home automation, upgraded GE kitchen [...]

- 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: MFRTB8467907



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8467907>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1532 sq ft

Year built: 2022

SubdivisionName: CYPRESS PRESERVE PH 3B
2B3 2B4

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 4025 sq ft

View: Water

ListOfficeName: CHARLES RUTENBERG
REALTY INC

ListAOR: mfrmls

Location Details

Township: 25S

Road Surface Type: Asphalt

Elementary School: Connerton Elem **Middle Or Junior School:** Pine View Middle-PO

High School: Land O' Lakes High-PO

Property Features



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Interior Features: Ceiling Fans(s), Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Luxury Vinyl, Tile

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

Waterfront Features: Lake Front

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Window Features: Double Pane Windows, Low-Emissivity Windows, Window Treatments

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Sidewalk

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

Laundry Features: Inside, Laundry Room

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Gutters, Sidewalk

Security Features: Closed Circuit Camera(s), Security System, Smoke Detector(s)

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: CYPRESS PRESERVE PH 3B 2B3 2B4

Levels: One

Direction Faces: North

Construction Materials: Block

Property Condition: Completed

Parcel Number: 18-25-16-012.0-010.00-037.0

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 356.43

Community Features: Sidewalks, Street Lights



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Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment Amount: 1907

Tax Lot: 37

Tax Annual Amount: \$4,552

Tax Legal Description: CYPRESS PRESERVE PHASE 3B 2B(3) & 2B(4) PB 83 PG 093 BLOCK 10 LOT 37

Rooms

Room type	Level
Primary Bedroom	First
Living Room	First
Kitchen	First

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Closed Circuit Camera(s), Security System, Smoke Detector(s)

WindowFeatures: Double Pane Windows, Low-Emissivity Windows, Window Treatments

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Sidewalks, Street Lights

ExteriorFeatures: Rain Gutters, Sidewalk

Features: Ceiling Fans(s), Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

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



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