

# 18158 TURNING LEAF CIRCLE LAND O LAKES FL 34638

<https://candiscarmichael.com>



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



### 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/TB8467907>

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## 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

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## 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

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## 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

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## 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

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## 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 Annual Amount:** \$4,552

**Tax Other Annual Assessment Amount:** 1907

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

**Tax 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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

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



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