

18261 TURNING LEAF CIRCLE LAND O LAKES FL 34638  
https://candiscarmichael.com



Meticulously maintained and built in 2021, this stunning 3-bedroom, 2-bath villa offers 1,532 square feet of thoughtfully designed living space in the highly desirable Cypress Preserve community of Land O' Lakes. Designed for effortless Florida living, this home features a bright, open floor plan filled with quality upgrades and timeless finishes. The heart of the [...]

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



Courtesy of

**Listing Office:** EXP REALTY LLC  
**Status:** Active

**Office ID:** MFR261010944  
**MLS ID:** MFRTB8462154



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8462154>

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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:** 2021

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4025 sq ft

**SubdivisionName:** CYPRESS PRESERVE PH 3B 2B 3 &

**GarageSpaces:** 2

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## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan

**Flooring:** Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting

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

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** CYPRESS PRESERVE PH 3B 2B 3 &

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 16-25-18-0120-00900-0710

**Direction Faces:** Southwest

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Playground, Pool, Recreation Facilities

**Association Fee:** 356.43

**Association Fee Includes:** Maintenance Structure, Maintenance Grounds, Pool, Recreational Facilities

**Community Features:** Clubhouse, Playground, Pool, Sidewalks, Street Lights

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1908

**Tax Lot:** 71

**Tax Annual Amount:** \$6,514

**Tax Legal Description:** CYPRESS PRESERVE PHASE 3B 2B(3) & 2B(4) PB 83 PG 093 BLOCK 9 LOT 71

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	16.9x13.4	First	13.4	16.9
Living Room	24.3x14.1	First	14.1	24.3
Kitchen	10.1x13.6	First	13.6	10.1

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Playground, Pool, Sidewalks, Street Lights

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting

**Features:** Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, Lock Box  
Electronic, ShowingTime



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