

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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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

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

Basics

Bathrooms Full: 2

Date added: Added 4 hours ago

Category: Villa

Type: Residential

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Floors: 1 floor

Area, sq ft: 1532 sq ft

Lot size, sq ft: 4025 sq ft

Year built: 2021

SubdivisionName: CYPRESS PRESERVE PH 3B 2B 3 &

ListOfficeName: EXP REALTY LLC **GarageSpaces:** 2

ListAOR: mfrmls

Location Details

Township: 25S

Road Surface Type: Asphalt

Property Features



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

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

Flooring: Ceramic Tile

Laundry Features: Laundry Room

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Lighting

Roof: Shingle

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

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Negotiable

Property Details

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

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

Levels: One

Direction Faces: Southwest

Foundation Details: Slab

Construction Materials: Block

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

Association Information

Association YN: Yes

Association Fee: 356.43

Association Fee Frequency:
Quarterly

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

Association Amenities: Playground, Pool, Recreation Facilities

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

Fees&Taxes



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Tax Year: 2024

Tax Annual Amount: \$6,514

Tax Other Annual Assessment Amount: 1908

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

Tax 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

GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

PoolPrivateYN: No

Cooling: Central Air

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

ExteriorFeatures: Lighting

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

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

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

Building Details



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NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

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



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