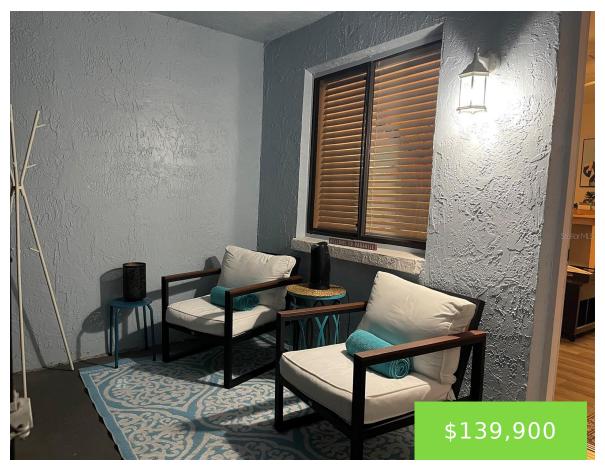
#### 1983 ABRICO DRIVE LUTZ FL 33558

https://candiscarmichael.com









Location, Location, Location!!! Popular floor plan for short term rentals in a world renown nudist community. This ground floor unit with screened in front porch faces the cypress trees and nature preserve. Condo is turnkey and is already being managed by a property manager with short term rentals booked through March of 2026. Forty pictures [...]

- 1 bath



## **Courtesy of**

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

MLS ID: MFRW7881228

**Office ID:** MFR260000779



#### Call us now

Phone: 727-888-3292



#### **Basics**

**Unit Number: 5** 

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 1 bath

Floors: 1 floor

Lot size, sq ft: 81539 sq ft

**UnitNumber:** 5

SubdivisionName: PARADISE LAKES RESORT

CONDO

ListAOR: mfrmls

**Bathrooms Full:** 1

Category: Condominium

Bedrooms: 1 bed

Half baths: 0 half baths

Area, sq ft: 456 sq ft

Year built: 1982

View: Trees/Woods

ListOfficeName: CHARLES RUTENBERG

**REALTY INC** 

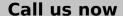
### **Location Details**

Township: 26S Road Surface Type: Asphalt

Road Responsibility: Private Maintained Road

# **Property Features**





Phone: 727-888-3292



Interior Features: Ceiling Fans(s), Living

Room/Dining Room Combo

Flooring: Ceramic Tile

Patio And Porch Features: Covered,

Front Porch, Screened

**Pets Allowed:** Breed Restrictions, Cats OK,

Dogs OK, Number Limit

2 0 9 0 11, 11 0 11 2 11 11 11

Roof: Shingle

Window Features: Shades

Vegetation: Mature Landscaping, View

Trees/Landscaped

Water Source: Public

**Cooling:** Wall/Window Unit(s)

**Furnished:** Turnkey

Appliances: Cooktop, Electric Water Heater,

Microwave, Refrigerator, Washer

**Laundry Features:** Laundry Closet

Parking Features: Common, Golf Cart Parking

Exterior Features: Lighting, Rain Gutters,

Sidewalk

Security Features: Gated Community, Smoke

Detector(s)

Utilities: BB/HS Internet Available, Cable

Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer

Connected, Water Connected

View: Trees/Woods

**Sewer:** Public Sewer

**Heating:** Ductless

Lot Features: In County, Landscaped, Sidewalk,

Paved

### **Property Details**

**Subdivision Name:** PARADISE LAKES RESORT **Parcel Number:** 18-26-35-007.0-00H.00-005.0

**CONDO** 

Levels: One Direction Faces: Southwest

Foundation Details: Slab Construction Materials: Block, Stucco

**Listing Terms:** Cash, Owner Financing

#### **Association Information**

**Association YN:** Yes **Association Fee Includes:** Cable TV, Common Area Taxes, Escrow

Reserves Fund, Insurance, Maintenance Structure, Maintenance

Grounds, Management, Private Road, Sewer, Trash, Water

Association

**Amenities:** Gated, Vehicle Restrictions

, S **Community Features:** Community Mailbox, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water,

Sidewalks, Street Lights



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Fees&Taxes

Tax Year: 2024 Tax Annual Amount:

\$1,389

Tax Legal Description: PARADISE LAKES RESORT CONDO PB 20 Tax Lot: 0050

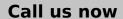
PGS 88-94 BLDG H UNIT 5 & COMMON ELEMENTS

### Rooms

Room type	Dimensions	Level	Length	Width
Living Room	12x10	First	10	12
Dining Room	12x3	First	3	12
Kitchen	5x9	First	9	5
Primary Bedroom	12x13	First	13	12

## **Amenities & Features**





Phone: 727-888-3292



Waterfront available: No AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Gated Community, Smoke

Detector(s)

WindowFeatures: Shades

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer

Connected, Water Connected

Amenities: Cooktop, Electric Water Heater,

Microwave, Refrigerator, Washer

GarageYN: No FireplaceYN: No

Cooling: Wall/Window Unit(s)

CommunityFeatures: Community Mailbox, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed

Water, Sidewalks, Street Lights

ExteriorFeatures: Lighting, Rain Gutters,

Sidewalk

Features: Ceiling Fans(s), Living Room/Dining

Room Combo

### **Building Details**

**NewConstructionYN: No Heating:** Ductless

Exterior material: Block, Stucco Roof: Shingle

Parking: Common, Golf Cart Parking

#### **Miscellaneous**

Ownership: Fee Simple Occupant Type: Tenant

Other Equipment: Irrigation

Showing Requirements: Supra Lock Box, Appointment Equipment Only, Call Listing Agent, Gate Code Required, Lock Box Coded,

See Remarks





Phone: 727-888-3292

