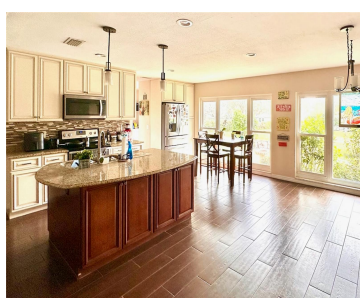


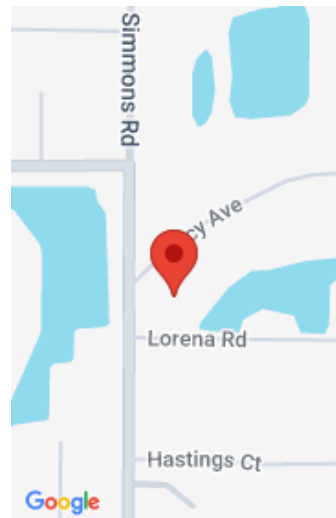
# 2014 NANCY AVENUE LUTZ FL 33548

<https://candiscarmichael.com>



Welcome home to your waterfront oasis! Spend your days fishing, boating, jetskiing, or kayaking on beautiful Lake Brant. This Lovely 3 bedroom, 3 bathroom, split level pool home sits on over half of an acre canal front lot. As you walk through the door you are welcomed by an open and airy great room floor [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2027 sq ft



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Courtesy of

**Listing Office:** LPT REALTY

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8304410

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 27383 sq ft

**View:** Water

**ListOfficeName:** LPT REALTY

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2027 sq ft

**Year built:** 1973

**SubdivisionName:** MARILYN SHORES

**GarageSpaces:** 2

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## Location Details

**Township:** 27

**Elementary School:** Lutz-HB

**Road Surface Type:** Paved

**High School:** Steinbrenner High School

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## Property Features



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**Interior Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Stone Counters, Walk-In Closet(s)

**Flooring:** Ceramic Tile, Laminate

**Patio And Porch Features:** Enclosed, Patio, Screened

**Pool Features:** In Ground, Screen Enclosure

**Waterfront Features:** Canal - Freshwater, Canal Front

**Fireplace Features:** Stone, Wood Burning

**Attached Garage YN:** Yes

**Exterior Features:** Lighting, Private Mailbox

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Connected, Public

**Water Source:** Well

**Cooling:** Central Air

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer, Water Softener

**Laundry Features:** Electric Dryer Hookup, Laundry Room

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Fencing:** Wood

**Architectural Style:** Contemporary, Florida

**View:** Water

**Sewer:** Septic Tank

**Heating:** Central

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## Property Details

**Subdivision Name:** MARILYN SHORES

**Levels:** Multi/Split

**Foundation Details:** Brick/Mortar, Concrete Perimeter

**Listing Terms:** Cash, Conventional, FHA

**Parcel Number:** U-23-27-18-0KQ-000000-00002.0

**Direction Faces:** Northwest

**Construction Materials:** Block, Concrete

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:**  
\$5,802

**Tax Legal Description:** MARILYN SHORES LOT 2 LESS THAT PT OF LOT 2 DESC AS BEG AT SW COR THEREOF THN S 81 DEG 26 MIN E ALG S BDRY 121.40 FT THN N 6 FT THN N 82 DEG 59 MIN W 120.97 FT THN S 2.66 FT TO POB AND ALSO THAT PT OF LOT 1 DESC AS COM AT NW COR OF LOT 1 THN S 81 DEG 26 MIN E A DIST OF 121.40 FT FOR POB THN CONT S 81 DEG E 131 FT THN N 86 DEG W 99.15 FT THN N 67 DEG W 33.14 FT TO POB

**Tax Lot:** 2

## Rooms

Room type	Level
Primary Bedroom	Upper
Great Room	First
Kitchen	First

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**ExteriorFeatures:** Lighting, Private Mailbox

**Utilities:** Cable Available, Electricity Connected, Public

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**PoolFeatures:** In Ground, Screen Enclosure

**Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Stone, Stone Counters, Walk-In Closet(s), Wood Burning



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## Building Details

**ArchitecturalStyle:** Contemporary, Florida

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** Lead Paint, Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** Appointment Only, Call Before Showing, Call Listing Agent, Combination Lock Box



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