

20971 NEGRIL COURT LUTZ FL 33558  
https://candiscarmichael.com



Charming well-maintained home in a world renown nudist community. Pride of ownership abounds everywhere you look. As you drive up to the home you will notice the meticulous extra large paver driveway. White marble garden beds. Pristine garden stone walkway along the West side leads to an outdoor shower and backyard. A decorative concrete block [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1825 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC  
**Status:** Active

**Office ID:** MFR260000779  
**MLS ID:** MFRW7876711



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Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1825 sq ft

**Year built:** 1986

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

**ListAOR:** mfrmls

**Date added:** Added 13 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7166 sq ft

**SubdivisionName:** PARADISE LAKES  
INDIVIDUAL

**GarageSpaces:** 2

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## Location Details

**Township:** 26S

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Living Room/Dining Room Combo, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Covered, Front Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Outdoor Shower, Rain Gutters, Sliding Doors

**Security Features:** Gated Community, Medical Alarm, Security System, Security System Owned, Smoke Detector(s)

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

**Water Source:** Public

**Cooling:** Central Air, Attic Fan

**Furnished:** Partially

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Freezer, Range, Refrigerator, Tankless Water Heater, Trash Compactor, Washer

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

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK, Number Limit

**Roof:** Shingle

**Window Features:** Aluminum Frames, Blinds, Double Pane Windows, Drapes, Rods, Window Treatments

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Landscaped, Paved, Private

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## Property Details

**Subdivision Name:** PARADISE LAKES  
INDIVIDUAL

**Levels:** One

**Direction Faces:** East

**Construction Materials:** Vinyl Siding, Frame

**Property Condition:** Completed

**Parcel Number:** 18-26-35-006.0-000.00-044.0

**Property Attached YN:** Yes

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, VA Loan

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## Association Information



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**Association YN:** Yes

**Association Amenities:** Fence Restrictions, Gated, Vehicle Restrictions

**Association Fee Includes:** Cable TV, Common Area Taxes, Escrow Reserves Fund, Internet, Management, Private Road, Sewer, Trash, Water

**Community Features:** Buyer Approval Required, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Street Lights

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,771

**Tax Legal Description:** PARADISE LAKES IND SITE CONDO PB 20 PG 76 UNIT 44 & COMMON ELEMENTS OR 4728 PG 483

**Tax Lot:** 44

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	19x11	First	11	19
Kitchen	10x20	First	20	10
Utility Room	8x10	First	10	8
Bonus Room	10x30	First	30	10
Primary Bedroom	14x14	First	14	14
Bedroom 1	14x13	First	13	14
Dining Room	12x12	First	12	12

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Medical Alarm, Security System, Security System Owned, Smoke Detector(s)

**WindowFeatures:** Aluminum Frames, Blinds, Double Pane Windows, Drapes, Rods, Window Treatments

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

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Freezer, Range, Refrigerator, Tankless Water Heater, Trash compactor, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air, Attic Fan

**CommunityFeatures:** Buyer Approval Required, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Street Lights

**ExteriorFeatures:** Hurricane Shutters, Outdoor Shower, Rain Gutters, Sliding Doors

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Living Room/Dining Room Combo, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame, Vinyl Siding

**Parking:** Driveway, Garage Door Opener

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, 24 Hour Notice, Appointment Only, Call Listing Agent, Gate Code Required, Lock Box Electronic, See Remarks



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