

# 21004 NEGRIL COURT LUTZ FL 33558

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Welcome to this charming 2-bedroom, 2-bath residence with multiple bonus rooms, offering a rare combination of recent major updates and the opportunity to personalize the interior to your own style. Key improvements provide peace of mind, including a new roof (2024), new AC system (2025), new gas [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1480 sq ft



## Courtesy of

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

**Office ID:** MFR260000779  
**MLS ID:** MFRTB8485740



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8485740>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1480 sq ft

**Year built:** 1984

**SubdivisionName:** PARADISE LAKES INDIVIDUAL

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 6183 sq ft

**View:** Garden, Trees/Woods

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

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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:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Vinyl

**Patio And Porch Features:** Deck

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK, Size Limit, Yes

**Roof:** Shingle

**Architectural Style:** Custom

**Vegetation:** Bamboo, Mature Landscaping, Oak Trees, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dryer, Gas Water Heater, Washer

**Laundry Features:** Outside

**Parking Features:** Driveway, Golf Cart Parking, Ground Level, Guest

**Exterior Features:** Garden, Lighting, Outdoor Shower, Private Yard, Sidewalk, Sliding Doors

**Security Features:** Gated Community, Security Gate, Smoke Detector(s)

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fire Hydrant, Phone Available, Propane, Public, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

**View:** Garden, Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Cul-De-Sac, Landscaped, Private, Sidewalk

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## Property Details

**Subdivision Name:** PARADISE LAKES INDIVIDUAL

**Levels:** Two

**Direction Faces:** Northwest

**Foundation Details:** Slab

**Listing Terms:** Cash, Owner Financing

**Parcel Number:** 35-26-18-0060-00000-0370

**Property Attached YN:** Yes

**Number Of Lots:** 1

**Construction Materials:** Block, Frame

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee  
Frequency:** Monthly

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

**Association Amenities:** Cable TV, Gated, Maintenance

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

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$1,505

**Tax Legal Description:** PARADISE LAKES IND SITE CONDO PB 20 PG 76 UNIT 37 & COMMON ELEMENTS OR 3165 PG 1384

**Tax Lot:** 0370

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## Rooms



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Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	Second
Bathroom 2	Second
Kitchen	First
Bonus Room	First
Bonus Room	Second
Florida Room	First
Laundry	First
Living Room	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security Gate, Smoke Detector(s)

**ExteriorFeatures:** Garden, Lighting, Outdoor Shower, Private Yard, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

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

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fire Hydrant, Phone Available, Propane, Public, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

**Amenities:** Dryer, Gas Water Heater, Washer

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## Building Details

**ArchitecturalStyle:** Custom **NewConstructionYN:** No

**Heating:** Central, Electric **Exterior material:** Block, Frame

**Roof:** Shingle **Parking:** Driveway, Golf Cart Parking, Ground Level, Guest

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## Miscellaneous

**Ownership:** Condominium

**Other Equipment:** Private Yard

**Occupant Type:** Vacant

**Other Structures:** Shed(s), Storage

**Showing Requirements:** Supra Lock Box, Call Before Showing, Gate Code Required, ShowingTime



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