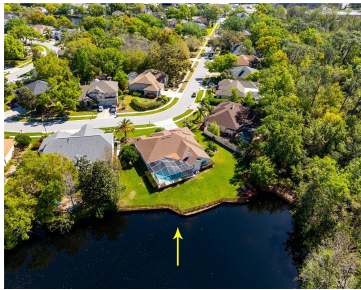


21312 PRESERVATION DRIVE LAND O LAKES FL 34638

https://candiscarmichael.com



Make sure to check out the Virtual Tour for a 3D Model w/ Walkthrough, Floor Plan w/ Measurements, Video, & more! Retreat to The Preserve at Lake Thomas. This gated community of 119 well-maintained homes is set among pristine ponds, a 167-acre lake, lush green belts and provides it's residences with a beautiful walking trail [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2608 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRW7863643



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## Description

**Virtual Tour:** <https://tours.expertlyphotographed.com/2230743?idx=1>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2608 sq ft

**Year built:** 1997

**SubdivisionName:** THE PRESERVE AT LAKE THOMAS

**GarageSpaces:** 3

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 17859 sq ft

**View:** Park/Greenbelt, Pool, Trees/Woods, Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Pine View Middle-PO

**Road Surface Type:** Paved

**Elementary School:** Connerton Elem

**High School:** Land O' Lakes High-PO

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Deck, Front Porch, Rear Porch, Screened

**Pool Features:** Gunite, In Ground, Lighting, Outside Bath Access, Screen Enclosure

**Waterfront Features:** Pond

**Fireplace Features:** Family Room

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** French Doors, Lighting, Other, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Shingle

**Window Features:** Skylight(s), Blinds, Shutters

**Utilities:** Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Water Connected

**View:** Park/Greenbelt, Pool, Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Exhaust Fan, Microwave, Refrigerator

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Driveway, Ground Level, Off Street, Oversized, Garage, Workshop in Garage

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Wood

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

**Architectural Style:** Contemporary, Florida

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Cleared, Greenbelt, In County, Irregular Lot, Landscaped, Level, Oversized Lot, Sidewalk, Paved

---

## Property Details



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**Subdivision Name:** THE PRESERVE AT LAKE THOMAS

**Parcel Number:** 12-26-18-0070-00000-0120

**Levels:** One

**Direction Faces:** Northeast

**Number Of Lots:** 1

**Foundation Details:** Slab

**Construction Materials:** Block, Concrete, Stucco

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

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee:** 140

**Association Fee Frequency:** Monthly

**Association Fee Includes:** None

**Association Amenities:** Gated

**Community Features:** Deed Restrictions, Gated Community - No Guard, Sidewalks

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$3,166

**Tax Legal Description:** THE PRESERVE AT LAKE THOMAS PB 32  
PGS 122-125 LOT 12 OR 3595 PG 746

**Tax Lot:** 12

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bathroom	11x12	First	12	11
Primary Bedroom	14x26	First	26	14
Family Room	17x14	First	14	17
Kitchen	18x15	First	15	18
Dinette		First		
Office	10x14	First	14	10
Dining Room	11x14	First	14	11
Living Room	15x24	First	24	15
Foyer		First		
Bedroom 2	12x12	First	12	12
Bathroom 2	8x7	First	7	8
Bedroom 3	12x13	First	13	12
Bathroom 3	7x9	First	9	7
Bedroom 4	12x11	First	11	12



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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

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

**WindowFeatures:** Skylight(s), Blinds, Shutters

**PoolFeatures:** Gunite, In Ground, Lighting, Outside Bath Access, Screen Enclosure

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Family Room, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Gated Community - No Guard, Sidewalks

**ExteriorFeatures:** French Doors, Lighting, Other, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Exhaust Fan, Microwave, Refrigerator

---

## Building Details

**ArchitecturalStyle:** Contemporary, Florida

**Heating:** Central, Electric, Heat Pump

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Driveway, Garage, Ground Level, Off-street, Oversized, Workshop in Garage

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Other Structures:** Outdoor Kitchen

**Showing Requirements:** Supra Lock Box, Appointment Only, Contact Call Center, Gate Code Required, ShowingTime



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