

# 21807 AMELIA ROSE WAY LAND O LAKES FL 34637

<https://candiscarmichael.com>



Welcome to LUXURY LIVING at its finest in the beautiful Pristine Lake Preserve. This STUNNING, NEVER BEEN LIVED IN, WESTBAY BISCAYNE II floor plan offers 5 Bedrooms, 4 Full Baths, and a Bonus Room, making it perfect for families or those who love to entertain. From the moment you arrive this home's curb appeal shines, [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3138 sq ft



## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Office ID:** MFR260011623

**Status:** Active

**MLS ID:** MFRTB8350287



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8350287>

## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 7864 sq ft

**View:** Trees/Woods, Water

**ListOfficeName:** FUTURE HOME REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 3138 sq ft

**Year built:** 2022

**SubdivisionName:** PRISTINE LAKE PRESERVE

**GarageSpaces:** 3

## Location Details

**Township:** 26

**Road Surface Type:** Asphalt

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

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

## Property Features



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**Interior Features:** High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Window Features:** Blinds

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Conservation Area, Landscaped, Private, Sidewalk, Paved

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Trash Compactor, Washer

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Lighting, Sidewalk, Sliding Doors

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

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Electric, Heat Pump

## Property Details

**Subdivision Name:** PRISTINE LAKE PRESERVE

**Levels:** Multi/Split

**Builder Name:** Homes By WestBay, LLC

**Foundation Details:** Slab

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

**Parcel Number:** 01-26-18-0100-00000-0580

**Direction Faces:** South

**Builder Model:** Biscayne II

**Construction Materials:** Block, Stone, Stucco

**Property Condition:** Completed

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 480

**Community Features:** Community Mailbox, Gated Community - No Guard, Park, Playground, Sidewalks, Street Lights

**Association Amenities:** Gated, Park, Playground

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$11,895

**Tax Legal Description:** PRISTINE LAKE PRESERVE PB 75 PG 120 LOT 58 OR 9676 PG 3676

**Tax Lot:** 58

## Green Building Info

**Green Energy Efficient:** Appliances, Thermostat

## Rooms



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Room type	Dimensions	Level	Length	Width
Foyer	7x24	First	24	7
Kitchen	13x27	First	27	13
Living Room	27x19	First	19	27
Primary Bedroom	17x14	First	14	17
Primary Bathroom	12x14	First	14	12
Bedroom 1	10x11	First	11	10
Bedroom 2	10x11	First	11	10
Bedroom 3	10x11	First	11	10
Bedroom 4	10x10	Second	10	10
Bathroom 1	8x5	First	5	8
Bathroom 3	5x8	First	8	5
Bathroom 4	9x14	Second	14	9
Loft	18x14	Second	14	18

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Trash compactor, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Community Mailbox, Gated Community - No Guard, Park, Playground, Sidewalks, Street Lights

**ExteriorFeatures:** Lighting, Sidewalk, Sliding Doors

**Features:** High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stone, Stucco

**Heating:** Electric, Heat Pump

**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, Combination Lock Box, Gate Code Required



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