

2186 GREAT SAPPHIRE LANE LUTZ FL 33558

https://candiscarmichael.com



This exceptional 2022 built townhome conveys a serene view along with modern, maintenance-free living. NEWLY INSTALLED LUXURY VINYL PLANK on staircase and throughout second floor. This inviting home features two generous en-suite bedrooms, a flexible loft, two and a half bathrooms, and a one-car garage with OVERHEAD STORAGE RACK. The kitchen effortlessly connects to the [...]

- 2 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1513 sq ft



Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC  
**Status:** Active

**Office ID:** MFR279508652  
**MLS ID:** MFRO6363100



**Call us now**  
Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 1764 sq ft

**SubdivisionName:** TOWNES/CYPRESS RANCH

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1513 sq ft

**Year built:** 2022

**ListOfficeName:** BEYCOME OF FLORIDA LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 26

**Road Surface Type:** Asphalt

---

## Property Features

**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Luxury Vinyl, Tile

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Hurricane Shutters

**Utilities:** Cable Available, Electricity Available, Sewer Connected, Sprinkler Meter, Water Available

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Property Details

**Subdivision Name:** TOWNES/CYPRESS RANCH

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 18-26-29-012.0-012.00-002.0

**Direction Faces:** West

**Construction Materials:** Block

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 293

**Association Fee Includes:** Maintenance Structure, Maintenance Grounds, None, Private Road, Sewer, Water

**Community Features:** Community Mailbox, Park, Street Lights

---

## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$3,500

**Tax Legal Description:** TOWNES AT CYPRESS RANCH PB 86 PG 073 BLOCK 12 LOT 2

**Tax Lot:** 2

---

## Rooms



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Level
Primary Bedroom	Second
Kitchen	First
Bedroom 2	Second
Primary Bathroom	Second
Living Room	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Park, Street Lights

**Utilities:** Cable Available, Electricity Available, Sewer Connected, Sprinkler Meter, Water Available

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle



**Call us now**

Phone: 727-888-3292

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



---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Call Owner, See Remarks



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE