

22633 MARSH WREN DRIVE LAND O LAKES FL 34639

https://candiscarmichael.com



\$469,900



Land O’ Lakes was named Redfin’s hottest neighborhood of 2026, and this updated Sable Ridge pool home shows exactly why the area is getting attention. Move-in ready with major updates, a screened saltwater pool, sun shelf, water features, covered lanai, fenced backyard, and split 4-bedroom floor plan, this home delivers the Florida pool-home features buyers [...]

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



Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRTB8518411



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

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

**Year built:** 2002

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 1 hour ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5557 sq ft

**SubdivisionName:** SABLE RIDGE PH 3A

**GarageSpaces:** 2

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## Location Details

**Township:** 26S

**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

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## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**Flooring:** Carpet, Laminate, Tile

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

**Pool Features:** Gunite, In Ground, Salt Water

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** French Doors, Rain Gutters, Sidewalk

**Roof:** Shingle

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

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Sidewalk, Paved

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

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Wood

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** SABLE RIDGE PH 3A

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 19-26-18-015.0-000.00-021.0

**Direction Faces:** North

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 57

**Community Features:** Street Lights



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# Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$5,273

**Tax Legal Description:** SABLE RIDGE PHASE 3A PB 41 PG 147 LOT 21

**Tax Lot:** 21

# Rooms

| Room type        | Level |
|------------------|-------|
| Living Room      | First |
| Dining Room      | First |
| Kitchen          | First |
| Family Room      | First |
| Primary Bedroom  | First |
| Primary Bathroom | First |
| Bedroom 2        | First |
| Bedroom 3        | First |
| Bathroom 2       | First |
| Bedroom 4        | First |



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Street Lights

**PoolFeatures:** Gunite, In Ground, Salt Water

**Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** French Doors, Rain Gutters, Sidewalk

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway, Garage Door Opener

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Appointment Only, ShowingTime

**Occupant Type:** Owner



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