

22633 MARSH WREN DRIVE LAND O LAKES FL 34639

https://candiscarmichael.com



\$450,000



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



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



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 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5557 sq ft

SubdivisionName: SABLE RIDGE PH 3A

GarageSpaces: 2

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

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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: 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

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

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 57

Community Features: Street Lights



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



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



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: Rain Gutters, Sidewalk

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

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

Building Details

NewConstructionYN: No

Exterior material: Block

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Appointment Only, ShowingTime

Occupant Type: Owner



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE