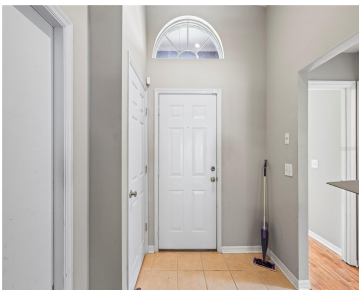


22741 RODERICK DRIVE LAND O LAKES FL 34639

https://candiscarmichael.com



Virtually Staged. One or more photos have been virtually staged. 4-bedroom, 2-bath pool home in Land O' Lakes with low HOA. The screened saltwater pool and spa sit in a beautifully landscaped yard, visible from both the family room and kitchen — the inside and outside feel connected throughout the home. The open layout features [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1476 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8517960



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Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 1476 sq ft

Year built: 2001

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 27 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6222 sq ft

SubdivisionName: SABLE RIDGE PH 06A1

GarageSpaces: 2

Location Details

Township: 26S

Road Surface Type: Paved

Property Features

Interior Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Walk-In Closet(s)

Flooring: Ceramic Tile, Laminate

Patio And Porch Features: Deck, Patio, Porch, Screened

Pool Features: Heated, In Ground, Salt Water

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central

Lot Features: Landscaped, Sidewalk, Paved

Appliances: Dishwasher, Microwave, Range, Refrigerator

Laundry Features: Laundry Room

Pool Private YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: SABLE RIDGE PH 06A1

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 18-26-19-01110-00000-0230

Direction Faces: South

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse,
Pool, Recreation Facilities

Association Fee: 57

Association Fee Includes: Cable TV, Maintenance
Structure, Maintenance Grounds

Community Features: Clubhouse, Deed
Restrictions, Fitness Center

Fees&Taxes

Tax Year: 2025

Tax Legal Description: SABLE RIDGE PHASE 6A1 PB 38 PGS
130-132 LOT 23

Tax Annual Amount: \$4,618

Tax Lot: 23

Rooms



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Email: RealtorCandis@gmail.com



Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Bedroom 4	First
Primary Bathroom	First
Bathroom 2	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Clubhouse, Deed Restrictions, Fitness Center

PoolFeatures: Heated, In Ground, Salt Water

Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Amenities: Dishwasher, Microwave, Range, Refrigerator



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Supra Lock Box, See Remarks, ShowingTime



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