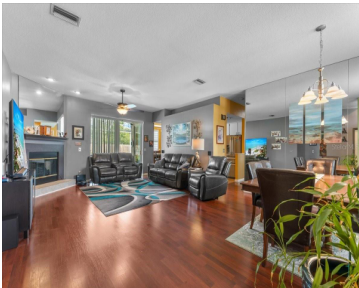


22804 WILLOW LAKES DRIVE LUTZ FL 33549

https://candiscarmichael.com



Prepare to fall in love with this stunning pool home nestled in the highly desirable Willow Bend community, where location, exceptional outdoor living, and everyday comfort come together beautifully. Situated on an expansive one-third-acre homesite, this meticulously maintained residence offers the perfect blend of sophistication, warmth, and Florida charm. From the moment you arrive, the [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1914 sq ft



Courtesy of

Listing Office: FUTURE HOME REALTY INC

Status: Active

Office ID: MFR260011623

MLS ID: MFRTB8525267



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Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1914 sq ft

Year built: 1994

ListOfficeName: FUTURE HOME REALTY INC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 14355 sq ft

SubdivisionName: WILLOW BEND

GarageSpaces: 2

Location Details

Township: 26S

Elementary School: Lake Myrtle Elementary-PO

High School: Sunlake High School-PO

Road Surface Type: Paved

Middle Or Junior School: Charles S. Rushe
Middle-PO

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Walk-In Closet(s)

Flooring: Tile, Vinyl, Wood

Patio And Porch Features: Covered, Enclosed, Patio, Screened

Pool Features: Gunite, In Ground, Screen Enclosure

Fireplace Features: Living Room, Wood Burning

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Mailbox, Sidewalk, Sliding Doors, Sprinkler Metered

Roof: Shingle

Vegetation: Fruit Trees

Sewer: Public Sewer

Heating: Electric

Lot Features: Corner Lot, In County, Landscaped, Oversized Lot, Sidewalk, Paved

Appliances: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Water Softener

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Fireplace YN: Yes

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Vinyl

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Sprinkler Meter, Underground Utilities

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: WILLOW BEND

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 31-26-19-0040-00000-0680

Direction Faces: Northeast

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee: 708

Association Fee Frequency: Annually

Community Features: Deed Restrictions, Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$3,009

Tax Legal Description: WILLOW BEND UNIT B-1 PB 31 PGS 32-37 LOT 68 SUBJECT TO EASEMENT FOR UTILITY & NON INCLUSIVE INGRESS & EGRESS PER OR 3295 PG 1152 OR 9590 PG 3976

Tax Lot: 68

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	12x10	First	10	12
Living Room	16x16	First	16	16
Dining Room	12x12	First	12	12
Primary Bedroom	22x15	First	15	22
Bedroom 2	13x11	First	11	13
Bedroom 3	11x11	First	11	11
Dinette	11x10	First	10	11
Primary Bathroom	12x13	First	13	12

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Deed Restrictions, Street Lights

PoolFeatures: Gunite, In Ground, Screen Enclosure

Features: Ceiling Fans(s), Eat-in Kitchen, Living Room, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Walk-In Closet(s), Wood Burning

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Private Mailbox, Sidewalk, Sliding Doors, Sprinkler Metered

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Sprinkler Meter, Underground Utilities

Amenities: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Water Softener

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Garage Door Opener

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Structures: Shed(s)

Showing Requirements: Supra Lock Box, 24 Hour Notice, Appointment Only, Call Listing Agent, Lock Box Electronic, See Remarks, ShowingTime



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