

2281 SHELLY DRIVE PALM HARBOR FL 34684

https://candiscarmichael.com



Great news! A just reduced list price and a substantial decrease of the maintenance fee is budgeted beginning in January! Enjoy worry free living in this beautifully updated villa with an exceptional view in the highly desirable 55+ community of Highland Lakes. This corner end home is on a premium lot backing up to protected [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 918 sq ft



Courtesy of

**Listing Office:** COLDWELL BANKER REALTY

**Status:** Active

**Office ID:** MFR260010123

**MLS ID:** MFRTB8443851



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Email: RealtorCandis@gmail.com



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## Basics

**Unit Number:** D

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Year built:** 1978

**View:** Park/Greenbelt

**ListOfficeName:** COLDWELL BANKER REALTY

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 918 sq ft

**UnitNumber:** D

**SubdivisionName:** HIGHLAND LAKES VILLA  
CONDO I

**GarageSpaces:** 1

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## Location Details

**Township:** 27

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s), Window Treatments

**Flooring:** Tile

**Patio And Porch Features:** Enclosed, Porch

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Lighting, Private Mailbox, Sliding Doors

**Window Features:** Skylight(s), Insulated Windows, Storm Window(s), Window Treatments

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**View:** Park/Greenbelt

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Greenbelt, Level, Near Golf Course, Paved

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

**Laundry Features:** Electric Dryer Hookup, In Garage, Same Floor As Condo Unit, Washer Hookup

**Parking Features:** Driveway, Garage Door Opener, Golf Cart Parking, Guest, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Architectural Style:** Ranch

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** HIGHLAND LAKES VILLA CONDO I

**Levels:** One

**Direction Faces:** Northeast

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

**Parcel Number:** 31-27-16-94058-017-0040

**Property Attached YN:** Yes

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Monthly

**Association Amenities:** Cable TV, Clubhouse, Fence Restrictions, Golf Course, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Storage, Tennis Court(s)

**Association Fee:** 698

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Private Road, Recreational Facilities, Sewer, Trash, Water

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Golf Carts OK, Golf, Pool, Special Community Restrictions, Tennis Court(s), Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$3,199

**Tax Legal Description:** VILLA CONDO I BLDG 17, UNIT D

**Tax Lot:** 17

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## Green Building Info

**Green Energy Efficient:** Windows

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	15.4x14	First	14	15.4
Dining Room	8x9	First	9	8
Kitchen	8x9	First	9	8
Primary Bedroom	18x11	First	11	18
Bedroom 2	13x12	First	12	13
Florida Room	15x8	First	8	15

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Golf Carts OK, Golf, Pool, Special Community Restrictions, Tennis Court(s), Street Lights

**ExteriorFeatures:** Lighting, Private Mailbox, Sliding Doors

**Features:** Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Skylight(s), Insulated Windows, Storm Window(s), Window Treatments

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener



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## Building Details

**ArchitecturalStyle:** Ranch **NewConstructionYN:** No

**Heating:** Central, Electric **Exterior material:** Block, Stucco

**Roof:** Shingle **Parking:** Driveway, Garage Door Opener, Golf Cart Parking, Guest, Oversized

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment **Showing Requirements:** Appointment Only, ShowingTime



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