

2281 SHELLY DRIVE PALM HARBOR FL 34684

<https://candiscarmichael.com>



Lucky you! The previous buyer's contingency contract fell through, and this price-reduced villa is available! Enjoy 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 & well maintained preserve land. You'll love your wide [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1000 sq ft



Courtesy of

Listing Office: COLDWELL BANKER REALTY

Status: Active

Office ID: MFR260010123

MLS ID: MFRTB8443851



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



Basics

Unit Number: D

Date added: Added 3 hours 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: 1000 sq ft

UnitNumber: D

SubdivisionName: HIGHLAND LAKES VILLA CONDO I

GarageSpaces: 1

Location Details

Township: 27

Road Responsibility: Private Maintained Road

Road Surface Type: Paved

Property Features



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

Flooring: Hardwood, Tile

Patio And Porch Features: Enclosed, Front Porch, Porch

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Lighting, Private Entrance, Private Mailbox, Private Yard, 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, Sprinkler Well, Underground Utilities, Water Connected

View: Park/Greenbelt

Sewer: Public Sewer

Heating: Central, Electric

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

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: Unfurnished

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

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: 575

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

Fees&Taxes

Tax Year: 2024

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

Tax Annual Amount: \$3,199

Tax Lot: 17

Green Building Info

Green Energy Efficient: Windows

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 Entrance, Private Mailbox, Private Yard, Sliding Doors

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Tray Ceiling(s), 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, Sprinkler Well, 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

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment, Private Entrance, Private Yard

Showing Requirements: Appointment Only, Call Listing Agent, See Remarks, ShowingTime



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