

2376 AUDUBON PRESERVE LANE LUTZ FL 33558

https://candiscarmichael.com



Welcome home to this beautifully upgraded Sebring West Indies model townhome, offering serene pond views in the sought-after gated community of Parkview at Long Lake Ranch in Lutz! Awarded 2021 Community of the Year, Parkview at Long Lake Ranch offers the best of both worlds, a peaceful, meticulously built setting just moments from everyday conveniences, [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2243 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8542832



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8542832>

Basics

Bathrooms Full: 2

Date added: Added 42 minutes ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 2400 sq ft

View: Water

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2243 sq ft

Year built: 2023

SubdivisionName: PARKVIEW/LONG LAKE RANCH PH 2A

GarageSpaces: 2

Location Details

Township: 26S

Elementary School: Skybrooke K-8

High School: Sunlake High School-PO

Road Surface Type: Asphalt

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

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile, Luxury Vinyl

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Playground, Private Entrance, Sidewalk

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

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener

Laundry Features: Inside, Laundry Room

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

View: Water

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: PARKVIEW/LONG LAKE RANCH PH 2A

Parcel Number: 18-26-27-017.0-005.00-006.0

Levels: Two

Direction Faces: West

Foundation Details: Slab

Construction Materials: Block, Concrete, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 300

Association Fee Frequency: Monthly

Association Fee Includes: Maintenance Structure, Maintenance Grounds, Other, Water

Community Features: Community Mailbox, Dog Park, Gated Community - No Guard, Park, Playground, Pool, Sidewalks, Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$7,203

Tax Other Annual Assessment Amount: 1069

Tax Legal Description: PARKVIEW AT LONG LAKE
RANCH PHASE 2A PB 86 PG 042 BLOCK 5 LOT 6

Tax Lot: 6

Green Building Info

Green Indoor Air Quality: HVAC UV/Elec. Filtration

Rooms



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

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Dog Park, Gated Community - No Guard, Park, Playground, Pool, Sidewalks, Street Lights

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

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Playground, Private Entrance, Sidewalk

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Playground, Private Entrance

Occupant Type: Owner

Showing Requirements: Appointment Only, Combination Lock Box



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