

# 2406 MEADOWBROOK DRIVE LUTZ FL 33558

<https://candiscarmichael.com>



**\$579,000**



Location, location...plus so much more! If you've been searching for a spacious property close to shopping, dining, and major highways—yet private, quiet, and truly residential—this is the home for you. Situated on just over an acre in a NON-DEED RESTRICTED area with NO CDD or HOA fees, this one-of-a-kind 3/2/2 home offers freedom, convenience, and [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1946 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8450843



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8450843>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1946 sq ft

**Year built:** 1979

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 9 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 43800 sq ft

**SubdivisionName:** MEADOWBROOK ESTATES

**GarageSpaces:** 2

## Location Details

**Township:** 26S

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor

**Flooring:** Ceramic Tile

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Water Source:** Well

**Cooling:** Central Air

**Furnished:** Negotiable

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Washer

**Laundry Features:** In Garage

**Fireplace Features:** Wood Burning

**Attached Garage YN:** Yes

**Exterior Features:** Fire Pit, Private Yard, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Septic Tank

**Heating:** Central, Electric

## Property Details

**Subdivision Name:** MEADOWBROOK ESTATES **Parcel Number:** 18-26-29-001.0-000.00-072.0

**Levels:** One

**Direction Faces:** West

**Foundation Details:** Slab

**Construction Materials:** Brick

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$7,051

**Tax Legal Description:** MEADOWBROOK ESTATES PB 12 PG 73 **Tax Lot:** 72  
LOT 72

## Green Building Info

**Green Energy Generation:** Solar

## Rooms



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Room type	Level
Kitchen	First
Primary Bathroom	First
Primary Bedroom	First
Great Room	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Fire Pit, Private Yard, Sliding Doors

**Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Wood Burning

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Brick

**Heating:** Central, Electric

**Roof:** Shingle

## Miscellaneous



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**Ownership:** Fee Simple

**Other Equipment:** Fire Pit,  
Private Yard

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Call Listing  
Agent 2, Call Before Showing, Call Listing Agent



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