

2853 ATTWATER LOOP WINTER HAVEN FL 33884

https://candiscarmichael.com



Looking for a low-maintenance home in a 55+ community in Winter Haven, Florida? This 2019-built home in Traditions at Lake Ruby offers easy living, great amenities, and a peaceful setting designed for an active Central Florida lifestyle. Located at 2853 Attwater Loop, this 2-bedroom, 2-bath home welcomes you with a bright, open layout where the [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1385 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRP4936736



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



Description

Virtual Tour: <https://tour.giraffe360.com/e5212191846d425ebce826167260ec11/?nocookie>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 2962 sq ft

SubdivisionName: TRADITIONS PH 2A

GarageSpaces: 1

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1385 sq ft

Year built: 2019

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 29

Road Surface Type: Asphalt

Elementary School: Chain O Lakes Elem **Middle Or Junior School:** McLaughlin Middle

High School: Lake Region High

Property Features



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

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Front Porch, Rear Porch, Screened

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Recycled, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

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

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Lighting, Rain Gutters, Sliding Doors

Security Features: Gated Community

Water Source: Public

Cooling: Central Air

Lot Features: Paved, Private

Property Details

Subdivision Name: TRADITIONS PH 2A

Levels: One

Direction Faces: North

Construction Materials: Block

Parcel Number: 26-29-13-687558-000320

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Lobby Key Required, Pickleball Court(s), Pool, Racquetball, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trail(s), Wheelchair Access

Association Fee: 671

Association Fee Includes: Cable TV, Pool, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Private Road, Recreational Facilities

Community Features: Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Legal Description: TRADITIONS PHASE 2A PB 166 PGS 32-35 LOT 32

Tax Annual Amount: \$2,505

Tax Lot: 32

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	13x10	First	10	13
Kitchen	10x12	First	12	10
Dining Room	13x10	First	10	13
Primary Bedroom	13x14	First	14	13
Bedroom 2	10x12	First	12	10

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

ExteriorFeatures: Lighting, Rain Gutters, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Recycled, Water Connected

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

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

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only, Lockbox, Lock Box Coded, ShowingTime



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