

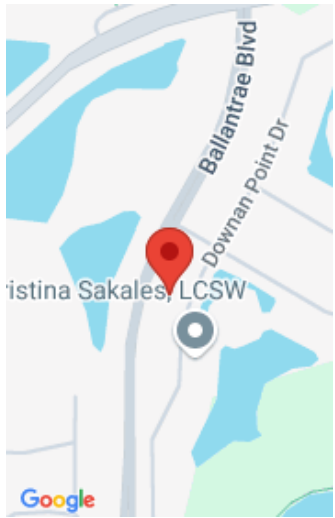
# 3037 DOWNAN POINT DRIVE LAND O LAKES FL 34638

<https://candiscarmichael.com>



SELLER FINANCING AVAILABLE. Welcome to this impeccably maintained home in the sought-after Ballantrae Community in Land O' Lakes. Boasting 5 bedrooms and 3 bathrooms, there's ample space for everyone. This move-in-ready M/I Oxford III model features FRESH interior paint, NEW ROOF, NEWER AC unit, WHOLE-HOUSE WATER FILTRATION SYSTEM, FULLY FENCED backyard, and NEW screens in [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2260 sq ft



### Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRT3550880

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/T3550880>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2260 sq ft

**Year built:** 2005

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

**ListAOR:** mfrmls

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 5796 sq ft

**SubdivisionName:** BALLANTRAE VILLAGE  
02A

**GarageSpaces:** 2

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## Location Details

**Township:** 26S

**Elementary School:** Bexley Elementary School

**High School:** Sunlake High School-PO

**Road Surface Type:** Asphalt

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

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Fiber Optics, Public, Sewer Connected, Sprinkler Meter, Street Lights, Underground Utilities, Water Connected

**Sewer:** None

**Heating:** Electric, Heat Pump

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

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** None

**Cooling:** Central Air

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## Property Details

**Subdivision Name:** BALLANTRAE VILLAGE 02A

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 20-26-18-0030-00100-0040

**Direction Faces:** East

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Lobby Key Required, Maintenance, Park, Pickleball Court(s), Playground, Pool, Tennis Court(s)

**Association Fee:** 170

**Association Fee Includes:** Cable TV, Pool, Internet, Management

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Playground, Pool, Sidewalks, Tennis Courts

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:** \$4,116

**Tax Other Annual Assessment Amount:** 1844

**Tax Legal Description:** BALLANTRAE VILLAGE 2A PB 49 PG 033 BLOCK 1 LOT 4 OR 8540 PG 181

**Tax Lot:** 4

## Rooms

Room type	Dimensions	Level	Length	Width
Family Room	17x14	First	14	17
Living Room	14x11	First	11	14
Kitchen	16x13	First	13	16
Primary Bedroom	15x12	First	12	15
Bedroom 1	10x11	First	11	10
Bedroom 2	11x11	First	11	11
Bedroom 3	10x10	First	10	10
Bedroom 4	10x12	Second	12	10
Bonus Room	13x12	Second	12	13

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Playground, Pool, Sidewalks, Tennis Courts

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Fiber Optics, Public, Sewer Connected, Sprinkler Meter, Street Lights, Underground Utilities, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Electric, Heat Pump

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Vacant **Showing Requirements:** Appointment Only, Lock Box Electronic, ShowingTime



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