

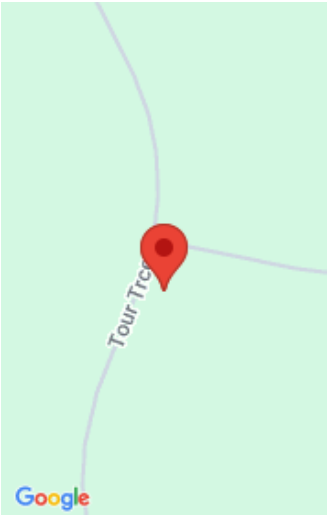
# 3901 TOUR TRACE LAND O LAKES FL 34638

<https://candiscarmichael.com>



Welcome to Your Dream Home! This stunning 2023 single-story CARDEL HOMES Martin floorplan offers everything you need for comfortable living and entertaining within the highly sought-after Bexley Community. Nestled on a serene pond and conservation lot, enjoy beautiful views and the tranquil sounds of nature right in your backyard. As you enter, you'll be greeted [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2803 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:** LPT REALTY

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8323078

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8323078>

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 9 hours ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 3 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 2803 sq ft

**Lot size, sq ft:** 10818 sq ft

**Year built:** 2023

**SubdivisionName:** BEXLEY SOUTH PH 3A PRCL 4

**ListOfficeName:** LPT REALTY

**GarageSpaces:** 3

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

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

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

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## Property Features



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**Interior Features:** Ceiling Fans(s), Central Vacuum, High Ceilings, In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Hurricane Shutters, Irrigation System

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Fiber Optics, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Tankless Water Heater

**Laundry Features:** Inside, Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Conservation Area

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## Property Details

**Subdivision Name:** BEXLEY SOUTH PH 3A PRCL 4

**Levels:** One

**Builder Name:** CARDEL HOMES

**Foundation Details:** Slab

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

**Parcel Number:** 18-26-18-0010-00Y00-0130

**Direction Faces:** Northwest

**Builder Model:** Martin

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Semi-Annually

**Association Fee:** 387.46

**Association Amenities:** Clubhouse, Fitness Center, Playground, Pool, Trail(s)

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks



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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$5,107

**Tax Other Annual Assessment Amount:** 2902

**Tax Legal Description:** BEXLEY SOUTH PARCEL 4  
PHASE 3A PB 82 PG 031 BLOCK Y LOT 13

**Tax Lot:** 13

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## Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	23x19	First	19	23
Primary Bedroom	18x14	First	14	18
Primary Bathroom		First		
Bedroom 2	13x12	First	12	13
Bedroom 3	13x12	First	12	13
Bedroom 4	13x11	First	11	13
Office	14x12	First	12	14
Bonus Room	17x15	First	15	17
Dining Room	13x14	First	14	13
Kitchen		First		

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Fiber Optics, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Tankless Water Heater

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters, Irrigation System

**Features:** Ceiling Fans(s), Central Vaccum, High Ceilings, In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

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

**Occupant Type:** Owner **Showing Requirements:** Supra Lock Box, Appointment Only, See Remarks, ShowingTime



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