

4415 AVENUE CANNES LUTZ FL 33558

https://candiscarmichael.com



Spanning over 2,800 square feet, this spacious Cheval residence offers a very unique floor plan with 3 en-suite primary bedrooms and 3.5 bathrooms, a large two-story family room, eat-in kitchen, formal dining room, with a desirable first-floor primary suite. Upstairs, you'll find two generously sized en-suite bedrooms one with a large balcony, providing privacy and [...]

- 3 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2834 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8512564



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



Description

Virtual Tour: <https://media.realtampabay.com/videos/019edc41-32f9-7188-b25a-42f24624a120>

Basics

Bathrooms Full: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 7410 sq ft

SubdivisionName: CHEVAL - CANNES VILLAGE

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2834 sq ft

Year built: 1990

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 27

Elementary School: McKittrick-HB

High School: Steinbrenner High School

Road Surface Type: Asphalt

Middle Or Junior School: Martinez-HB

Property Features



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Interior Features: Accessibility Features, Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

Flooring: Ceramic Tile, Wood

Pool Private YN: Yes

Fireplace YN: Yes

Garage YN: Yes

Pets Allowed: Yes

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

Sewer: Public Sewer

Heating: Electric

Appliances: Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Washer

Laundry Features: Laundry Room

Pool Features: Gunite, Screen Enclosure

Fireplace Features: Living Room

Garage Spaces: 2

Roof: Tile

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: CHEVAL - CANNES VILLAGE

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: U-09-27-18-0IL-000000-00040.0

Direction Faces: East

Construction Materials: Stucco, Frame

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities: Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Park, Pickleball Court(s), Playground, Racquetball, Security, Tennis Court(s)

Association Fee: 487

Association Fee Includes: Guard - 24 Hour, Management, Security

Community Features: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,106

Tax Legal Description: CHEVAL - CANNES VILLAGE LOT 40

Tax Lot: 40

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x17	First	17	12
Bedroom 2	14x15	Second	15	14
Bedroom 3	14x15	Second	15	14
Dining Room	15x11	First	11	15
Family Room	13x16	First	16	13
Living Room	14x17	First	17	14
Dinette	11x8	First	8	11
Kitchen	12x9	First	9	12

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: Yes

CommunityFeatures: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

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

Amenities: Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

PoolFeatures: Gunite, Screen Enclosure

Features: Accessibility Features, Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Frame, Stucco

Heating: Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Coming Soon - Allowing Showings, Supra Lock Box, ShowingTime



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