

# 4604 BALLANTRAE BOULEVARD LAND O LAKES FL 34638

<https://candiscarmichael.com>



Former model home on a premium pond and conservation lot in Bexley, featuring a fully paid-off solar panel system that conveys with the home and keeps current electric costs under \$30 per month. This energy-efficient property offers water and conservation views, a fenced backyard, and a screened, covered lanai for everyday indoor-outdoor living. The main [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2894 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Office ID:** MFR805521714

**Status:** Active

**MLS ID:** MFRTB8431097



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://listings.tailormade-creatives.com/sites/rxzmxax/unbranded>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 6433 sq ft

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

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2894 sq ft

**Year built:** 2022

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

## 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

## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Walk-In Closet(s)

**Flooring:** Carpet, Luxury Vinyl

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Other

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Conservation Area

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Microwave, Range, Range Hood, Refrigerator

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Shingle

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

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

**Levels:** Two

**Builder Name:** Pulte

**Foundation Details:** Slab

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

**Parcel Number:** 18-26-17-002.0-057.00-002.0

**Direction Faces:** West

**Builder Model:** Whitestone

**Construction Materials:** Block, Frame

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Semi-Annually

**Association Fee:** 464

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

**Community Features:** Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights



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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 2572

**Tax Lot:** 2

**Tax Annual Amount:** \$9,262

**Tax Legal Description:** BEXLEY SOUTH PARCEL 4  
PHASE 3B PB 78 PG 110 BLOCK 57 LOT 2

## Green Building Info

**Green Energy Generation:** Solar

## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	14.25x19.5	First	19.5	14.25
Kitchen	12.7x15	First	15	12.7
Dining Room	11.5x10	First	10	11.5
Primary Bedroom	15.6x13	First	13	15.6
Primary Bathroom	10.5x8.5	First	8.5	10.5
Office	12.5x13	First	13	12.5
Laundry	9.8x5	First	5	9.8
Loft	20.8x17.3	Second	17.3	20.8
Bedroom 2	12.5x14.6	Second	14.6	12.5
Bedroom 3	11x13.25	Second	13.25	11
Bedroom 4	12.5x12.8	Second	12.8	12.5
Bathroom 2	10.3x5	Second	5	10.3
Bathroom 3	7.5x5.25	First	5.25	7.5

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Microwave, Range, Range Hood, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters, Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Frame

**Parking:** Driveway, Garage Door Opener

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, ShowingTime



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