



A beautifully appointed home, an exceptional water-view setting, and an outstanding resort-style community—this Julia Model offers a truly special opportunity to enjoy the best of Florida living. The unique location of this 2 bdrm + den/3rd bdrm, 2-bath home from the highly desirable GL Homes Regal Twin Villas Collection truly sets this home apart. A [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1756 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC
Status: Active

Office ID: MFR260000779
MLS ID: MFRTB8539888



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Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1756 sq ft

Year built: 2017

SubdivisionName: VALENCIA LAKES

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5145 sq ft

View: Water

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Location Details

Township: 32

Road Surface Type: Asphalt

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Epoxy

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

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Garden, Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sidewalk

Security Features: Gated Community, Key Card Entry, Security Lights, Security System, Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

Laundry Features: Inside, Laundry Room

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK, Yes

Roof: Tile

Window Features: Blinds, Window Treatments

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Landscaped

Property Details

Subdivision Name: VALENCIA LAKES

Levels: One

Builder Name: GL Homes

Foundation Details: Concrete Perimeter

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: U-05-32-20-A0Z-000000-00041.0

Direction Faces: East

Builder Model: Julia

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency:
Quarterly

Association Amenities:
Basketball Court, Clubhouse,
Fitness Center, Gated, Lobby Key
Required, Maintenance, Optional
Additional Fees, Park, Pickleball
Court(s), Pool, Recreation Facilities,
Shuffleboard Court, Spa/Hot Tub,
Tennis Court(s), Trail(s)

Association Fee: 1897

Association Fee Includes: Guard - 24 Hour, Cable TV,
Common Area Taxes, Pool, Escrow Reserves Fund,
Internet, Maintenance Structure, Maintenance Grounds,
Management, Pest Control, Private Road, Recreational
Facilities

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

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,585

Tax Legal Description: VALENCIA LAKES TRACT N LOT 41

Tax Lot: 41

Green Building Info

Green Water Conservation: Drip Irrigation, Irrig. System-
Drip/Microheads, Irrigation-Reclaimed Water

Green Indoor Air Quality: No
Smoking-Interior Buildg

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	17x14	First	14	17
Dining Room	17x11	First	11	17
Kitchen	11.2x10.2	First	10.2	11.2
Dinette	9x8	First	8	9
Primary Bedroom	15x13.4	First	13.4	15
Bedroom 2	12.4x11	First	11	12.4
Den	14.2x12	First	12	14.2
Laundry	8x5.5	First	5.5	8
Balcony/Porch/Lanai	15.1x9.6	First	9.6	15.1

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Key Card Entry, Security Lights, Security System, Smoke Detector(s)

WindowFeatures: Blinds, Window Treatments

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

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

ExteriorFeatures: Garden, Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sidewalk

Features: Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central, Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box, Appointment Only, See Remarks



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