5535 BLUE CRUSH BEND LAND O LAKES FL 34638

https://candiscarmichael.com

Welcome to luxurious, premier gated 55+ community of Del Webb Bexley. Ideally positioned on a premium homesite overlooking a serene pond, this beautifully appointed 2-bedroom, 2-bath home PLUS a versatile FLEX room that offers an exceptional blend of elegance, comfort, and functionality. Thoughtfully designed with 9-foot ceilings, crown molding, 4¼-inch baseboards, smooth bullnose wall corners, […]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1640 sq ft

Courtesy of

Listing Office: SMITH & ASSOCIATES REAL ESTATE

Office ID: MFR616100

Status: Active

MLS ID: MFRTB8548411

Description

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Virtual Tour:
https://dl.dropboxusercontent.com/scl/fi/c24p509xe45qekrr7lv5m/5535-Blue-Crush-Bend-Land-O-Lakes-FL-34639-V2-no-address.mp4?rlkey=307gdwnvcl9hhskej2w3i15od&raw=1

Basics

Bathrooms Full: 2

Date added: Added 1 hour ago

Category: Single Family Residence

Type: Residential

Bedrooms: 2 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Floors: 1 floor

Area, sq ft: 1640 sq ft

Lot size, sq ft: 4840 sq ft

Year built: 2022

View: Water

SubdivisionName: DEL WEBB BEXLEY PH 3B

ListOfficeName: SMITH & ASSOCIATES REAL ESTATE

GarageSpaces: 2

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

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Interior Features: Crown Molding, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

Appliances: Built-In Oven, Dishwasher, Disposal, Exhaust Fan, Gas Water Heater, Ice Maker, Kitchen Reverse Osmosis System, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Water Softener

Flooring: Ceramic Tile, Tile, Vinyl

Laundry Features: Electric Dryer Hookup, Gas Dryer Hookup, Laundry Room

Patio And Porch Features: Covered, Front Porch, Rear Porch

Waterfront YN: Yes

Waterfront Features: Pond

Parking Features: Driveway, Garage Door Opener, Off Street

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Private Entrance, Private Yard, Sidewalk

Roof: Shingle

Security Features: Closed Circuit Camera(s), Gated Community, Security System, Smoke Detector(s), Touchless Entry

Window Features: Aluminum Frames, ENERGY STAR Qualified Windows, Shades, Window Treatments

Architectural Style: Florida

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Natural Gas Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

Vegetation: Trees/Landscaped

View: Water

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Unfurnished

Lot Features: City Limits, Landscaped, Sidewalk, Paved

Accessibility Features: Accessible Approach with Ramp, Accessible Electrical and Environmental Controls, Visitor Bathroom

Property Details

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Subdivision Name: DEL WEBB BEXLEY PH 3B

Parcel Number: 18-26-10-005.0-039.00-010.0

Levels: One

Direction Faces: South

Builder Name: Pulte

Builder Model: Hallmark

Foundation Details: Block, Slab

Construction Materials: Block

Listing Terms: Cash, Conventional, VA Loan

Association Information

Association YN: Yes

Association Fee: 530.23

Association Fee Frequency: Monthly

Association Fee Includes: Cable TV, Maintenance Grounds, Recreational Facilities

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Maintenance, Optional Additional Fees, Park, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s)

Community Features: Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $6,652

Tax Other Annual Assessment Amount: 1285

Tax Legal Description: DEL WEBB BEXLEY PHASE 3B PB 85 PG 049 BLOCK 39 LOT 10

Tax Lot: 10

Rooms

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc

THE STANDARD OF EXCELLENCE

Room type	Dimensions	Length	Width
Primary Bedroom	14.7x14.1	14.1	14.7
Bedroom 2	10x10.9	10.9	10
Bonus Room	11x14.4	14.4	11
Primary Bathroom	14.3x11	11	14.3
Bathroom 2	5.5x10.9	10.9	5.5
Living Room	15.4x14.7	14.7	15.4
Dining Room	9.1x14.7	14.7	9.1
Kitchen	17.1x15.1	15.1	17.1
Foyer	6.6x7.6	7.6	6.6
Balcony/Porch/Lanai	19.1x14.5	14.5	19.1
Laundry	5x10.3	10.3	5

Amenities & Features

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc

THE STANDARD OF EXCELLENCE

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Closed Circuit Camera(s), Gated Community, Security System, Smoke Detector(s), Touchless Entry

WindowFeatures: Aluminum Frames, ENERGY STAR Qualified Windows, Shades, Window Treatments

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Natural Gas Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Built-In Oven, Dishwasher, Disposal, Exhaust Fan, Gas Water Heater, Ice Maker, Kitchen Reverse Osmosis System, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Water Softener

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Street Lights

ExteriorFeatures: Private Entrance, Private Yard, Sidewalk

Features: Crown Molding, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Florida

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block

Parking: Driveway, Garage Door Opener, Off-street

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Private Entrance, Private Yard

Occupant Type: Owner

Showing Requirements: Appointment Only, Call Listing Agent, See Remarks

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE