

6828 SOMBRAS WAY LAND O LAKES FL 34637

<https://candiscarmichael.com>



End-Unit Villa – 2BR + Flex Room, 2.5 Baths, 2,301 Sq Ft with Lanai and Beautiful Water Views provides a comfortable living space designed for relaxed Florida indoor-outdoor living. The main level features an open great room layout, half bath for guests, and a well-designed kitchen that flows naturally into the living and dining areas. [...]

- 2 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2301 sq ft



Courtesy of

Listing Office: BEYCOME OF FLORIDA LLC

Status: Active

Office ID: MFR279508652

MLS ID: MFRO6387749



Call us now

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



Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 4843 sq ft

SubdivisionName: CALIENTE C F K L N G H J

GarageSpaces: 2

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 2 beds

Half baths: 1 half bath

Area, sq ft: 2301 sq ft

Year built: 2004

ListOfficeName: BEYCOME OF FLORIDA LLC

ListAOR: mfrmls

Location Details

Township: 26

Road Surface Type: Asphalt

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Built-in Features, Ceiling Fans(s), Central Vacuum, Crown Molding, Dry Bar, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan

Flooring: Ceramic Tile, Laminate

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, French Doors, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fiber Optics, Phone Available, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Electric, Heat Pump

Appliances: Dryer, Microwave, Range, Refrigerator

Laundry Features: Electric Dryer Hookup, Laundry Room, Upper Level, Washer Hookup

Waterfront Features: Pond

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: CALIENTE C F K L N G H J

Levels: Two

Foundation Details: Slab

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

Parcel Number: 18-26-01-004.0-001.00-030.0

Direction Faces: South

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 451

Association Fee Includes: Common Area Taxes, Escrow Reserves Fund, Maintenance Grounds, Management, None, Pest Control, Private Road, Security, Trash

Community Features: Buyer Approval Required, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Street Lights



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,321

Tax Legal Description: CALIENTE PB 43 PG 039 BLOCK 1 LOT
30

Tax Lot: 30

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Level
Additional Bedroom	Second
Primary Bedroom	First
Bonus Room	Second
Balcony/Porch/Lanai	Second
Balcony/Porch/Lanai	First
Primary Bathroom	Second
Bathroom 2	Second
Laundry	Second
Living Room	First
Dining Room	First
Bathroom 3	First
Kitchen	First
Primary Bedroom	First

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Buyer Approval Required, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Street Lights

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fiber Optics, Phone Available, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

Amenities: Dryer, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, French Doors, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Features: Built-in Features, Ceiling Fans(s), Central Vaccum, Crown Molding, Dry Bar, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Electric, Heat Pump

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment **Showing Requirements:** Call Owner, See Remarks



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE