

7204 DERWENT GLEN CIRCLE LAND O LAKES FL 34637

https://candiscarmichael.com



INSTANT EQUITY! – Priced UNDER appraised value & Seller is Motivated!!  
Experience the perfect blend of space, character, and resort-style living in this David Weekley-built pool home located in the highly sought-after Wilderness Lake Preserve community. Set on an oversized corner lot with peaceful water views, this beautifully maintained residence offers 4 bedrooms, 3 bathrooms, [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2738 sq ft



Courtesy of

**Listing Office:** COLDWELL BANKER REALTY

**Status:** Active

**Office ID:** MFR639511

**MLS ID:** MFRTB8416294



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8416294>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 10065 sq ft

**View:** Water

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2738 sq ft

**Year built:** 2006

**SubdivisionName:** WILDERNESS LAKE PRESERVE

**ListOfficeName:** COLDWELL BANKER REALTY **GarageSpaces:** 3

**ListAOR:** mfrmls

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## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

**Elementary School:** Connerton Elem **Middle Or Junior School:** Pine View Middle-PO

**High School:** Land O' Lakes High-PO

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## Property Features



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**Interior Features:** Ceiling Fans(s), Chair Rail, Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Wood

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

**Pool Features:** Gunite, In Ground

**Parking Features:** Tandem

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

**Security Features:** Smoke Detector(s)

**Architectural Style:** Contemporary

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Cleared, Corner Lot, In County, Landscaped, Level, Oversized Lot, Sidewalk, Paved

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Inside

**Pool Private YN:** Yes

**Spa Features:** In Ground

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Sidewalk

**Roof:** Shingle

**Window Features:** Blinds

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** WILDERNESS LAKE PRESERVE

**Levels:** One

**Builder Name:** David Weekly

**Foundation Details:** Slab

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

**Parcel Number:** 36-25-18-0020-00M00-0130

**Direction Faces:** Southeast

**Builder Model:** Dakota

**Construction Materials:** Block, Stone, Stucco

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Amenities:** Clubhouse, Fitness Center, Park, Playground, Recreation Facilities, Spa/Hot Tub, Tennis Court(s), Trail(s), Vehicle Restrictions

**Association Fee:** 257

**Association Fee Includes:** Pool

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$8,221

**Tax Other Annual Assessment Amount:** 3254

**Tax Legal Description:** WILDERNESS LAKE PRESERVE - PHASE II PB 49 PG 063 LOT 13 BLOCK M OR 7104 PG 1765 OR 9204 PG 1106

**Tax Lot:** 13

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x20	First	20	13
Bedroom 2	11x12	First	12	11
Bedroom 3	11x13	First	13	11
Bedroom 4	20x16	First	16	20
Living Room	16x29	First	29	16
Kitchen	13x21	First	21	13
Dinette	15x12	First	12	15
Office	11x11	First	11	11

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Sidewalk

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Blinds

**PoolFeatures:** Gunite, In Ground

**Features:** Ceiling Fans(s), Chair Rail, Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)

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## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stone, Stucco

**Parking:** Tandem

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Lock Box Electronic, See Remarks, ShowingTime



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