

8206 WATER COLOR DRIVE LAND O LAKES FL 34638

https://candiscarmichael.com



Welcome to your own personal paradise in the highly sought-after 24-hour manned gated community of Lakeshore Ranch, where this stunning WestBay Biscayne II home delivers the ultimate Florida lifestyle with exceptional upgrades, a spacious open-concept design, and peaceful pond views. A standout feature of this home is its highly flexible, multi-generational layout. Upstairs offers a [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3138 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8459337

Description



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Email: RealtorCandis@gmail.com



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## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8382 sq ft

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 3138 sq ft

**Year built:** 2019

**SubdivisionName:** LAKESHORE RANCH PH I

**GarageSpaces:** 3

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## Location Details

**Township:** 25

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Pine View Middle-PO

**Road Surface Type:** Paved

**Elementary School:** Connerton Elem

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

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

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

**Pool Features:** Heated, In Ground, Salt Water, Screen Enclosure

**Waterfront Features:** Pond

**Fireplace Features:** Gas

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Lighting, Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors

**Security Features:** Security System

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Built-In Oven, Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer, Water Softener

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Partially

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## Property Details

**Subdivision Name:** LAKESHORE RANCH PH I

**Levels:** Two

**Builder Name:** Homes by Westbay

**Foundation Details:** Slab

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

**Parcel Number:** 18-25-27-012.0-000.00-336.0

**Direction Faces:** West

**Builder Model:** Biscayne II

**Construction Materials:** Block, Concrete, Stucco, Frame

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 311.97

**Association Fee Includes:**  
Guard - 24 Hour, Private Road

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$8,082

**Tax Other Annual Assessment Amount:** 3643

**Tax Legal Description:** LAKESHORE RANCH PHASES 2 & 3 PB 63 PG 051 LOT 336

**Tax Lot:** 336

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## Green Building Info

**Green Energy Efficient:** Appliances, Construction, Doors, HVAC, Thermostat, Windows

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x18	First	18	15
Bedroom 2	11x12	First	12	11
Bedroom 3	11x11	First	11	11
Bedroom 4	11x13	Second	13	11
Loft	15x18	Second	18	15
Bonus Room	12x14	First	14	12
Living Room	17x17	First	17	17
Kitchen	14x22	First	22	14
Dinette	14x10	First	10	14
Foyer	25x7	First	7	25
Laundry	6x9	First	9	6
Balcony/Porch/Lanai	33x14	First	14	33

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Security System

**ExteriorFeatures:** Lighting, Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors

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

**Amenities:** Built-In Oven, Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

**PoolFeatures:** Heated, In Ground, Salt Water, Screen Enclosure

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Gas, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Frame, Stucco

**Parking:** Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Other Structures:** Outdoor Kitchen

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



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