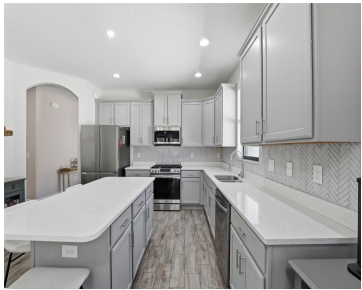


8328 AUBURN RISE COURT LAND O LAKES FL 34638
https://candiscarmichael.com



DO NOT MISS this gorgeous home located in a non-flood zone with low HOA fees in Lakeshore Ranch. This beautifully upgraded 3-bedroom, 2-bath home offers over 2,100 sq ft of living space plus a private bonus room and sits on a spacious 0.26-acre fenced lot backing to peaceful conservation views. Step inside to discover vaulted ceilings, 9-foot [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2100 sq ft



Courtesy of

Listing Office: FUTURE HOME REALTY INC

Status: Active

Office ID: MFR260011623

MLS ID: MFRTB8470249



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



Description

Virtual Tour:

<https://www.zillow.com/view-imx/e9d21e1f-52a5-411c-b76f-430465726e0a?wl=true&setAttribution=mls&initialViewType=pano>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2100 sq ft

Year built: 2018

ListOfficeName: FUTURE HOME REALTY INC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 11379 sq ft

SubdivisionName: LAKESHORE RANCH PH I

GarageSpaces: 2

Location Details

Township: 25S

Road Surface Type: Paved

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

High School: Land O' Lakes High-PO

Property Features



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Interior Features: High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters

Flooring: Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: LAKESHORE RANCH PH I

Levels: One

Foundation Details: Slab

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

Parcel Number: 18-25-27-0120-00000-2650

Direction Faces: South

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse, Fitness Center, Gated, Park, Playground, Tennis Court(s)

Association Fee: 100

Association Fee Includes: Cable TV, Pool, Trash

Community Features: Deed Restrictions, Park, Playground, Pool

Fees&Taxes



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Tax Year: 2025

Tax Other Annual Assessment Amount: 3108

Tax Lot: 265

Tax Annual Amount: \$9,438

Tax Legal Description: LAKESHORE RANCH PHASES 2 & 3 PB 63 PG 051 LOT 265

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	11x13	First	13	11
Primary Bedroom	13x18	First	18	13
Great Room	16x20	First	20	16
Kitchen	12x15	First	15	12
Bedroom 2	10x12	First	12	10
Bedroom 3	10x12	First	12	10
Office	10x13	First	13	10

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Park, Playground, Pool

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk, Sliding Doors

Features: High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: 24 Hour Notice, Appointment Only, Other, See Remarks, ShowingTime



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