8328 AUBURN RISE COURT LAND O LAKES FL 34638

https://candiscarmichael.com









Short Sale. 2,100 SQ FT with BONUS ROOM and OVERSIZED FENCED LOT! Welcome to this beautifully upgraded 3-bedroom, 2-bath home in desirable Lakeshore Ranch, offering privacy, conservation views, LOW HOA fees and a NON-FLOOD ZONE location.Step inside to discover vaulted ceilings, 9-foot doors, upgraded appliances, and elegant 42” kitchen cabinetry with crown molding. The home […]

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

Courtesy of

Listing Office: FUTURE HOME REALTY INC

Office ID: MFR260011623

Status: Active

MLS ID: MFRTB8559014

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

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

Date added: Added 26 minutes ago
Type: Residential
Bathrooms: 2 baths
Floors: 1 floor
Lot size, sq ft: 11379 sq ft
SubdivisionName: LAKESHORE RANCH PH I
ListAOR: mfrmls

Location Details

Township: 25S
Elementary School: Connerton Elem
High School: Land O' Lakes High-PO

Road Surface Type: Paved
Middle Or Junior School: Pine View Middle-PO

Property Features

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

Appliances: Dishwasher, Microwave, Range, Refrigerator

Flooring: Tile

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Attached Garage YN: Yes

Pets Allowed: Yes

Exterior Features: Sidewalk

Roof: Shingle

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

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Unfurnished

Property Details

Subdivision Name: LAKESHORE RANCH PH I

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

Levels: One

Direction Faces: South

Foundation Details: Slab

Construction Materials: Block

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

Association Information

Association YN: Yes

Association Fee: 100

Association Fee Frequency: Monthly

Association Fee Includes: Cable TV, Pool, Internet, Trash

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

Community Features: Deed Restrictions, Park, Playground, Pool

Fees&Taxes

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Tax Year: 2026

Tax Annual Amount: $5,154

Tax Other Annual Assessment Amount: 3317

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

Tax 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

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: Vacant

Showing Requirements: Lock Box Coded, ShowingTime

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