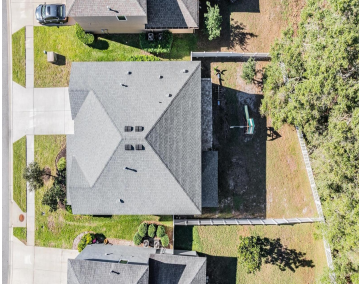


# 8410 AUBURN RISE COURT LAND O LAKES FL 34638

<https://candiscarmichael.com>



This beautiful, move-in-ready home in the gated community of Lakeshore Ranch offers a perfect blend of luxury and convenience. Built in 2020, it features a spacious two-story design with 5 large bedrooms, 4 full bathrooms, and a bonus loft. The oversized owner's suite is a standout, complete with dual vanities, his and hers walk-in closets, [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3283 sq ft



### Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8323902

---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8323902>

---

## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area, sq ft:** 3283 sq ft

**Year built:** 2020

**SubdivisionName:** LAKESHORE RANCH PH I

**GarageSpaces:** 2

**Date added:** Added 11 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Lot size, sq ft:** 7076 sq ft

**View:** Trees/Woods

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

**Elementary School:** Connerton Elem

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

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

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Upstairs, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

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

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced

**Utilities:** Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Street Lights, Water Available

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Conservation Area, Cul-De-Sac, Sidewalk, Paved

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Room, Upper Level

**Pool Features:** In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Irrigation System, Sidewalk, Sliding Doors

**Roof:** Shingle

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

---

## Property Details

**Subdivision Name:** LAKESHORE RANCH PH I **Parcel Number:** 27-25-18-0120-00000-2740

**Levels:** Two

**Direction Faces:** Southwest

**Foundation Details:** Slab

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

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

---

## Association Information



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Park, Playground, Pool, Recreation Facilities, Tennis Court(s)

**Association Fee:** 300

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Recreational Facilities, Security

**Community Features:** Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Courts

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 2494

**Tax Lot:** 274

**Tax Annual Amount:** \$12,127

**Tax Legal Description:** LAKESHORE RANCH PHASES 2 & 3 PB 63 PG 051 LOT 274

---

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	15x17	First	17	15
Dining Room	13x17	First	17	13
Kitchen	12x16	First	16	12
Primary Bedroom	22x14	Second	14	22

---

## Amenities & Features



**Call us now**

Phone: 727-888-3292

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



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Courts

**PoolFeatures:** In Ground

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Irrigation System, Sidewalk, Sliding Doors

**Utilities:** Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Street Lights, Water Available

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

---

## Building Details

**NewConstructionYN:** No

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

**Parking:** Driveway

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** Supra Lock Box



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE