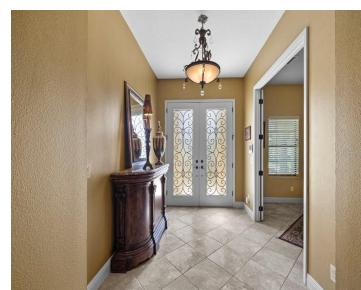
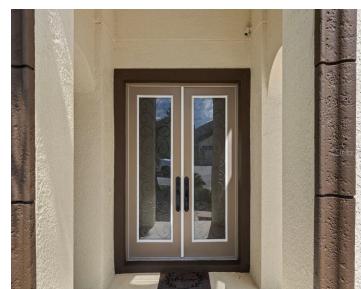


8414 EAGLE BROOK DRIVE LAND O LAKES FL 34638

<https://candiscarmichael.com>



NEW PRICE, combined with modern Mediterranean Style luxury with 1000 sq. ft. of outdoor Florida Living space with Pool/Spa and Enclosure. This stunning home located in the highly sought-after Lakeshore Ranch gated community. Built in 2016, this home offers 6 bedrooms, 4 bathrooms, and spans 4,828 square feet of living space. Upon entering, a private [...]

- 6 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 4828 sq ft



Courtesy of

Listing Office: FLAT FEE MLS REALTY

Office ID: MFR261555850

Status: Active

MLS ID: MFRTB8461224



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8461224>

Basics

Bathrooms Full: 4

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 0 half baths

Area, sq ft: 4828 sq ft

Year built: 2016

SubdivisionName: LAKESHORE RANCH PH I **ListOfficeName:** FLAT FEE MLS REALTY

GarageSpaces: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 8060 sq ft

View: Park/Greenbelt, Pool, Trees/Woods, Water

ListAOR: mfrmls

Location Details

Township: 25S

Road Surface Type: Paved

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

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

Pool Features: Fiber Optic Lighting, Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure, Tile

Spa Features: Heated, In Ground

Garage YN: Yes

Garage Spaces: 3

Exterior Features: French Doors, Rain Gutters, Sliding Doors

Roof: Shingle

Window Features: Blinds, Drapes, Insulated Windows, Rods, Window Treatments

Vegetation: Wooded

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Appliances: Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Gas Water Heater, Microwave, Range Hood, Refrigerator, Wine Refrigerator

Laundry Features: Inside

Pool Private YN: Yes

Spa YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Fenced

Security Features: Fire Alarm, Gated Community, Security Fencing/Lighting/Alarms, Security Gate, Security System, Security System Owned, Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Public, Sewer Available, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Available

View: Park/Greenbelt, Pool, Trees/Woods, Water

Sewer: Public Sewer

Heating: Central, Electric, Natural Gas

Lot Features: Conservation Area, Greenbelt, City Limits, In County, Level, Sidewalk, Street Dead-End, Paved

Property Details



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Subdivision Name: LAKESHORE RANCH
PH I

Parcel Number: 27-25-18-0120-00000-4030

Levels: Two

Direction Faces: West

Foundation Details: Slab

Construction Materials: Block, Concrete, Stucco, Frame

Listing Terms: Cash, Conventional, FHA,
VA Loan

Association Information

Association YN: Yes

Association Fee: 100

Association Fee Frequency: Monthly

Association Fee Includes: Guard - 24 Hour, Pool, Maintenance Structure, Maintenance Grounds, Maintenance, Recreational Facilities, Security, Trash

Association Amenities: Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Optional Additional Fees, Park, Playground, Pool, Security, Tennis Court(s)

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

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$8,501

Tax Other Annual Assessment Amount: 3642

Tax Legal Description: LAKESHORE RANCH PHASES 2 & 3 PB 63 PG 051 LOT 403 OR 9401 PG 3173

Tax Lot: 403

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x20	Second	20	16
Kitchen	12x14	First	14	12
Living Room	23x18	First	18	23
Bedroom 1	11x12	First	12	11
Bonus Room	16x14	First	14	16
Den	12x14	First	14	12
Dining Room	13x14	First	14	13
Bedroom 2	13x13	Second	13	13
Bedroom 3	12x13	Second	13	12
Bedroom 4	13x13	Second	13	13
Living Room	20x18	Second	18	20
Game Room	17x14	Second	14	17
Foyer	8x13	First	13	8
Laundry	9x14	Second	14	9
Dinette	12x14	First	14	12



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

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

ExteriorFeatures: French Doors, Rain Gutters, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Public, Sewer Available, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Available

Amenities: Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Gas Water Heater, Microwave, Range Hood, Refrigerator, Wine Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Fire Alarm, Gated Community, Security Fencing/Lighting/Alarms, Security Gate, Security System, Security System Owned, Smoke Detector(s)

WindowFeatures: Blinds, Drapes, Insulated Windows, Rods, Window Treatments

PoolFeatures: Fiber Optic Lighting, Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure, Tile

Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

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

Parking: Driveway, Garage Door Opener

Heating: Central, Electric, Natural Gas

Miscellaneous



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Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: 24 Hour Notice, Appointment Only, Contact Call Center



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