

# 9835 BOWDEN MILL COURT LAND O LAKES FL 34638

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Seller is offering a \$9,000 credit toward repairs. Welcome to this spacious 3-bedroom, 2-bath home offering nearly 2,600 sq. ft. in the highly desirable Asbel Creek community! Situated on a quiet cul-de-sac with only one neighbor to the left and no rear neighbor, this property offers exceptional [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2596 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRW7880492



### Call us now

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



---

## Description

**Virtual Tour:**

<https://www.hommati.com/3DTour-AerialVideo/unbranded/9835-Bowden-Mill-Court-Land-O-Lakes-Fl-34638--HPI64333733>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2596 sq ft

**Year built:** 2008

**SubdivisionName:** ASBEL CREEK PH 05

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 8220 sq ft

**View:** Trees/Woods

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25S

**Road Responsibility:** Public Maintained Road

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

**Road Surface Type:** Asphalt

**Elementary School:** Connerton Elem

**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:** Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Laminate, Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Roof:** Shingle

**Architectural Style:** Contemporary

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Corner Lot, Cul-De-Sac, Sidewalk, Paved

**Appliances:** Built-In Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Parking Features:** Covered, Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Fencing:** Vinyl

**Window Features:** Blinds

**Utilities:** BB/HS Internet Available, Electricity Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric

---

## Property Details

**Subdivision Name:** ASBEL CREEK PH 05

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 18-25-21-008.0-00G.00-018.0

**Direction Faces:** East

**Construction Materials:** Block, Stucco

---

## 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:** 185

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Maintenance Grounds

**Association Amenities:** Basketball Court, Playground

**Community Features:** Deed Restrictions, Dog Park, Park, Playground, Sidewalks, Street Lights

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$5,650

**Tax Legal Description:** ASBEL CREEK PHASE FIVE PB 60 PG 077 BLOCK G LOT 18

**Tax Lot:** 18

## Rooms

Room type	Dimensions	Level	Length	Width
Great Room	21.11x20.1	First	20.1	21.11
Primary Bedroom	18.2x14.4	First	14.4	18.2
Dining Room	20.3x13.7	First	13.7	20.3
Kitchen	18.2x12.8	First	12.8	18.2
Bonus Room	14.5x27.2	Second	27.2	14.5
Bathroom 2	11.6x14.2	First	14.2	11.6
Bedroom 3	11.5x12.1	First	12.1	11.5



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Dog Park, Park, Playground, Sidewalks, Street Lights

**ExteriorFeatures:** Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Electricity Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Amenities:** Built-In Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

---

## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Covered, Driveway

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Supra Lock Box, Appointment Only, Listing Agent Must Accompany, See Remarks, ShowingTime

**Occupant Type:** Vacant

**Other Structures:** Shed(s)



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE