

9859 CAMPANULA COURT LAND O LAKES FL 34637

https://candiscarmichael.com



PRICE IMPROVEMENT! If you’ve been looking for the space of a single-family home with the ease of low-maintenance living, this Connerton villa deserves a second look. Built in 2022, 9859 Campanula Court offers nearly 2,000 square feet of single-story living with 3 bedrooms, 2 bathrooms and a spacious 2-car garage. The open-concept kitchen, dining and [...]

- 3 beds
- 2 baths
- Residential
- Villa
- Active
- 1968 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8549119



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



Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1968 sq ft

Year built: 2022

ListOfficeName: EXP REALTY LLC **GarageSpaces:** 2

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5701 sq ft

SubdivisionName: CONNERTON VILLAGE 2 PRCL 219

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

Interior Features: Ceiling Fans(s), Crown Molding, Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk

Utilities: Cable Available, Electricity Available, Public, Water Available

Sewer: Public Sewer

Heating: Electric

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Purifier

Laundry Features: Inside

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished



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Property Details

Subdivision Name: CONNERTON VILLAGE 2
PRCL 219

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 18-25-24-0020-07600-0120

Direction Faces: West

Construction Materials: Concrete, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse, Fitness Center, Maintenance, Park, Playground, Pool, Recreation Facilities, Trail(s)

Association Fee: 231.45

Association Fee Includes: Maintenance Structure, Maintenance Grounds, Maintenance

Community Features: Clubhouse, Community Mailbox, Dog Park, Fitness Center, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 2444

Tax Lot: 12

Tax Annual Amount: \$6,965

Tax Legal Description: CONNERTON VILLAGE TWO
PARCEL 219 PB 85 PG 105 BLOCK 76 LOT 12

Rooms



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Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Bathroom 2	First
Bedroom 2	First
Bedroom 3	First
Kitchen	First
Living Room	First
Dining Room	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Dog Park, Fitness Center, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks

Utilities: Cable Available, Electricity Available, Public, Water Available

Amenities: Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Purifier

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk

Features: Ceiling Fans(s), Crown Molding, Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s)



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Building Details

NewConstructionYN: No

Exterior material: Concrete, Stucco

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: No Lockbox



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