

\$385,000 - 133 Villa Preserve Avenue, LUTZ

MLS® #T3550672

\$385,000

3 Bedroom, 3.00 Bathroom, 2,316 sqft

Residential on 0.05 Acres

CRENSHAW RESERVE, LUTZ, FL

SELLER WILLING TO PAY ALL HOA FEES FOR BUYER FOR 2025! Incredible opportunity to own a beautiful townhome on a preserve in a secluded neighborhood near Lake Magdalene! MAINTENANCE FREE LIVING! 3 bedrooms + loft + additional office space + 2.5 bathrooms + a 2 car garage! Not only are there no rear neighbors, there is an abundance of wildlife and a sense of serenity right in your backyard. This is currently the only Prescott model available for sale! Tons of natural lighting welcomes you into this spacious open floorplan. The living room, kitchen, and dining room are one cohesive space - perfect for entertaining. The beautiful kitchen features 42 inch cabinets, granite countertops, stainless steel appliances, and a walk-in pantry. There is plenty of eating space at the kitchen island bar, breakfast nook, or formal dining table. Upstairs boasts a split floorplan between the primary and guest bedrooms for ample seclusion. The primary bedroom features a private view of the conservation and french doors that lead you into the en suite bathroom with a stand up shower, soaking tub, and double vanities. The primary suite offers 2 closets, one of which is fully built out with custom shelving and storage. Both guest bedrooms are very spacious, and one has a walk in closet and the other has built in shelving in the closet. The guest bathroom has a shower/tub combo and a supplementary door for extra privacy. In addition to 3 bedrooms, this home has a large



loft space to use for whatever you desire. It is perfect for an office, workout space, gaming area, or 2nd living room. There is also an additional space for a desk/office near the guest bedrooms. So many options in this townhome! The oversized laundry room is conveniently located near the primary bedroom and the washer (brand new) and dryer convey with this home! Enjoy coffee or wine on the screened in back porch with peaceful and calm views. Additional features of this home include: HVAC 2022, plantation shutters throughout, new paint, epoxy sealed garage floor, upgraded closet shelving, and storage underneath the stairs. The association covers everything on the exterior so only an HO6 policy is needed for insurance (inside walls only). This is a huge savings! The monthly fee in Crenshaw Reserve includes: ROOFS, water, sewer, all landscaping, exterior pest control, pressure washing, community pool, gate, lawn maintenance, exterior paint, driveways, and gutters. This is a spectacular home in a quiet, tucked away community! Option to be sold Fully Furnished!

Built in 2014

Essential Information

MLS® #	T3550672
Sold Price	\$385,000
List Price	\$390,000
Date Sold	February 12th, 2025
Date Listed	August 22nd, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,316
Acres	0.05
Year Built	2014

Type	Residential
Sub-Type	Townhouse
Status	Sold

Community Information

Address	133 Villa Preserve Avenue
Area	Lutz
Subdivision	CRENSHAW RESERVE
City	LUTZ
County	Hillsborough
State	FL
Zip Code	33548-7206

Amenities

# of Garages	2
View	Trees/Woods

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	French Doors, Sidewalk, Sliding Doors
Lot Description	Conservation Area
Roof	Shingle
Foundation	Slab

Additional Information

Days on Market	416
Zoning	PD

Listing Details

Listing Office	JT REALTY & ASSOCIATES
----------------	------------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly

prohibited and may violate relevant federal and state law.Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on November 3rd, 2025 at 2:09am EST