

\$193,000 - 18108 Peregrines Perch Place 7109, LUTZ

MLS® #T3552802

\$193,000

2 Bedroom, 1.00 Bathroom, 961 sqft

Residential

LAKEVIEW AT CALUSA TRACE, LUTZ, FL

****1.5% Closing Cost Credit or Rate Buy Down Offered By Our Preferred Lender**** Nestled within the incredible Lakeview at Calusa Trace community, this move-in ready first-floor unit offers a serene living experience with stunning conservation and lake views, all while being zoned for all A-rated schools. The 2-bedroom, 1-bathroom home features an open and inviting layout, complete with high ceilings and abundant natural light. The kitchen is well-appointed with a closet pantry, breakfast bar, and an efficient flow into the main space, which boasts elegant laminate flooring. The master bedroom is a retreat of its own, offering a large walk-in closet and private entry to the shared bathroom. The second bedroom provides comfort and versatility, with cozy carpet underfoot. Additional highlights include inside laundry with a washer and dryer, and recent updates such as plantation shutters on all windows, waterproof luxury vinyl plank flooring in the bathroom, crown molding in the living area, and fresh interior paint completed in 2024. Outside, enjoy your morning coffee or evening sunset on the private patio, where tranquil lake and conservation views create a peaceful ambiance. For your convenience, an extra storage unit is located just outside your front door. Residents of Lakeview at Calusa Trace enjoy access to a variety of amenities, including a fitness center, clubhouse, sparkling pool with heated spa, tennis courts, and a dog park. The location is unbeatable, with close proximity to St. Joseph's North Hospital,



Veterans Expressway, Dale Mabry Highway, as well as a wide array of restaurants, shopping centers, and more. Don't miss the opportunity to make this beautiful home your own!

Built in 1996

Essential Information

MLS® #	T3552802
Sold Price	\$193,000
List Price	\$215,000
Date Sold	January 21st, 2025
Date Listed	August 30th, 2024
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	961
Year Built	1996
Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	18108 Peregrines Perch Place 7109
Area	Lutz
Subdivision	LAKEVIEW AT CALUSA TRACE
City	LUTZ
County	Hillsborough
State	FL
Zip Code	33558-2787

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air

# of Stories	3
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Exterior

Exterior Features	Irrigation System, Lighting, Other, Outdoor Grill, Rain Gutters, Sliding Doors
Roof	Tile
Foundation	Slab

School Information

Elementary	Schwarzkopf-HB
Middle	Martinez-HB
High	Steinbrenner High School

Additional Information

Days on Market	376
Zoning	PD

Listing Details

Listing Office	AGILE GROUP REALTY
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