

\$725,000 - 1673 Leaf Flower Lane, LUTZ

MLS® #TB8310242

\$725,000

4 Bedroom, 2.00 Bathroom, 2,115 sqft

Residential on 0.14 Acres

MORSANI PH 1, LUTZ, FL

Never lost power during both recent Hurricanes and experienced no damage during either storm. Flood zone X Move-in ready as owners have already moved out and available for short notice viewings. Treat yourself to this stunning fully upgraded 4-bedroom lagoon-style pool home, situated on a gorgeous waterfront site with spectacular conservation views and sunsets. This home is your own private resort, featuring a saltwater pool with a rock waterfall, Pebble Tec finish with a lifetime warranty, custom brick pavers, and an outdoor kitchen/bar area complete with a drink fridge and Blackstone grill. Built in 2019 by MI Homes, the Newport II model was one of the most sought-after single-story floor plans and is in better-than-new condition. Upon entering through the decorative glass front door, you'll be greeted by a foyer with a custom stone wall, laminate flooring, archways, and a huge flex room (18x12.5) that can serve as a formal living/dining room or a game room with a pool table. As you proceed into the home, you will be wowed by the open floor plan with views through to the pool and pond. The kitchen is sure to please with its white wooden cabinets, can lighting, large working island with breakfast bar and farmhouse sink, quartz counters, stainless steel appliances, and a pantry closet with upgraded wood shelves. The great room, approximately 16x22, can accommodate a large furniture arrangement and is perfectly positioned between the outdoor lanai and the



kitchen, allowing you to be part of both indoor and outdoor activities simultaneously. This house boasts every upgrade imaginable, starting with the fully custom built-in entertainment center with a coffee bar and drink fridge that holds 18 bottles of wine or 88 cans of your preferred beverage. Custom picture frame molding adorns the long wall extending from the kitchen into the great room and continues into the master bedroom, adding an air of understated elegance. To top it off, the master suite hosts a dream closet furnished by Closets by Design, with room to easily fit over 70 pairs of shoes! The master bathroom features an accent beadboard wall with aesthetic towel hooks and an upgraded chandelier above the tub from Shades of Light. On the other side of the home, youâ€™ll find three bedrooms that share a full bath, a laundry room with white matching cabinets to the kitchen, and access to/from the garage. Say goodbye to high electric and water bills with solar panels and maintenance-free turf! All this plus a resort-style community center with a pool, clubhouse, tennis, basketball, playground, access to cabanas and grills, walking trails, dock and fishing, and close proximity to major highways, beaches, shopping, restaurants, entertainment, hospitals, and under 30 minutes to the airport. Long Lake Ranch was considered the premier new home community and the most highly sought after in the local area from approximately 2014-2019. Other features include: Heated pool for year-round use, 8-foot doors and sliders, plantation shutters on every window in the home, carpet only in the secondary bedrooms, brick front with sitting area, volume ceilings, no flood insurance required, solid wood shelves in utility closets and pantry, baby gate/pool fence that can be easily put up and removed as needed, ADT alarm system with Google cameras, ethernet cabling throughout most of the house, LED

lighting along the pool cage for evening
ambiance, water softener, and 2 garage
ceiling racks.

Built in 2019

Essential Information

MLS® #	TB8310242
Sold Price	\$725,000
List Price	\$740,000
Date Sold	January 28th, 2025
Date Listed	October 4th, 2024
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,115
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Sold

Community Information

Address	1673 Leaf Flower Lane
Area	Lutz
Subdivision	MORSANI PH 1
City	LUTZ
County	Pasco
State	FL
Zip Code	33558-2339

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Pond

Has Pool	Yes
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Interior

Interior Features	High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Water Softener, Wine Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered
Lot Description	Conservation Area, Sidewalk, Street Dead-End
Roof	Shingle
Foundation	Slab

School Information

Elementary	Lake Myrtle Elementary-PO
Middle	Charles S. Rushe Middle-PO
High	Sunlake High School-PO

Additional Information

Days on Market	234
Zoning	MPUD

Listing Details

Listing Office	WWW.HOMEZU.COM
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