

\$615,000 - 1247 Willow Bend Way, LUTZ

MLS® #TB8314036

\$615,000

4 Bedroom, 3.00 Bathroom, 2,362 sqft

Residential on 0.31 Acres

WILLOW BEND, LUTZ, FL

Get into your new home before the holidays! Host your guests in style from within this immaculate 4 bedroom, 3 bath, 2 car garage, heated pool home that rests in the centrally located community of Willow Bend in Lutz. Welcome to a property that has undergone a stunning, thoughtful renovation, presents beautifully with a lovely curb appeal, and has a sparkling swimming pool and lanai without sacrificing yard space. What more could you ask for this holiday season?! Step inside to luxury. Natural light pours in through several sets of sliding doors, making access to the lanai a breeze while entertaining. A formal living room and dining room offer dedicated spaces for relaxation and intimate conversations. The epitome of elegance and convenience, this spacious chef's kitchen features quartz countertops and backsplash, a central island with breakfast bar seating, ample cabinet storage, upgraded lighting and fixtures, and a 4 piece stainless steel appliance package. Easily move into the family room and enjoy nights by the wood-burning fireplace. Crown molding, luxury vinyl plank flooring, and exquisite light fixtures create an elevated look within the home. The bedrooms are laid out in a triple-split fashion, with the owner's suite privately split from the other bedrooms. It



offers access to the lanai, a massive walk-in closet with custom organizers, and an updated spa-like ensuite bathroom with a freestanding soaking tub, a custom walk-in shower, and quartz-topped dual sinks. Bedrooms 2 and 3 are generously sized and share a fully updated bathroom in-between with a tub/shower combo. The 4th bedroom is a perfect space for guests or an office, as it is secluded in the rear of the home and adjacent to the third fully updated bathroom that also serves as a convenient pool bath! Relax and unwind poolside year-round from the heated pool and screened lanai with a covered seating area. The oversized backyard features extra privacy with vinyl fencing. Upgrades include a newer 2020 roof, a 2018 AC and water heater, new pool screens in 2022, and extensive interior updating. Do not miss your opportunity to purchase this gorgeous home in an excellent Lutz location. Close to Tampa Premium Outlets, several local restaurants, shopping centers, entertainment venues, and more! Call us today for your private tour.

Built in 1999

Essential Information

MLS® #	TB8314036
Sold Price	\$615,000
List Price	\$699,000
Date Sold	December 9th, 2024
Date Listed	October 24th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,362

Acres	0.31
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1247 Willow Bend Way
Area	Lutz
Subdivision	WILLOW BEND
City	LUTZ
County	Pasco
State	FL
Zip Code	33549-9384

Amenities

# of Garages	2
View	Water
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1

Exterior

Exterior Features	Irrigation System, Sidewalk, Sliding Doors
Lot Description	In County, Landscaped, Oversized Lot, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Days on Market	153
Zoning	MPUD

Listing Details

Listing Office	KING & ASSOCIATES REAL ESTATE LLC
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