

\$535,000 - 4413 Avenue Cannes, LUTZ

MLS® #TB8315843

\$535,000

3 Bedroom, 2.00 Bathroom, 1,668 sqft

Residential on 0.17 Acres

CHEVAL - CANNES VILLAGE, LUTZ, FL

Welcome to this beautifully maintained 3-bedroom, 2-bathroom pool home nestled in the desirable gated community of Cheval. With approximately 1,700 square feet and high ceilings, this zero lot line residence perfectly blends simplicity and style, ideal for Florida living. As you enter, you'll discover a versatile office/den or formal dining room, perfect for remote work or entertainment. The centerpiece of this home is the screened pool and spa area, complemented by a spacious deck for relaxation and outdoor gatherings, all surrounded by lush landscaping for added privacy. Built in 1993 and meticulously cared for, this home features porcelain tile flooring throughout the living areas and cozy carpeting in the bedrooms. The functional kitchen is equipped with granite countertops, an inviting eat-in dining area, and ample cabinet space. The master suite boasts a generous walk-in closet, a sitting area, and an en-suite bathroom. Two guest bedrooms share a roomy full bathroom. Notable updates include a roof replacement in 2015 with hurricane strapping, a complete kitchen remodel in 2018 with new appliances and granite countertops, and master bathroom upgrades in 2023. Additional features include a new gutter system, and a hurricane-ready garage door installed in 2019. Residents of Cheval East enjoy no CDD fees, and membership at the Cheval Golf and Country Club provides access to the Cheval Athletic Center, featuring a pool, clay tennis courts, and professional trainers. Golf



memberships are required at both the Cheval golf course and the TPC Tampa Bay golf course, while dining at The Tavern at Cheval is open to all. Cheval’s prime location offers easy access to the Veterans Expressway, Tampa International Airport, downtown Tampa, and St. Petersburg, putting shopping, fine dining, sports, and the stunning white sandy beaches of Florida’s Gulf Coast within easy reach. Schedule your private showing today and discover the lifestyle you've been dreaming of!

Built in 1993

Essential Information

MLS® #	TB8315843
Sold Price	\$535,000
List Price	\$585,000
Date Sold	January 24th, 2025
Date Listed	November 1st, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,668
Acres	0.17
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold

Community Information

Address	4413 Avenue Cannes
Area	Lutz
Subdivision	CHEVAL - CANNES VILLAGE
City	LUTZ
County	Hillsborough
State	FL

Zip Code 33558-5336

Amenities

Parking Driveway, Garage Door Opener, Garage Faces Side, On Street
of Garages 2
View Trees/Woods
Has Pool Yes

Interior

Interior Features Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Stone Counters, Walk-In Closet(s)
Appliances Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator
Heating Central, Electric
Cooling Central Air
Fireplace Yes
Fireplaces Family Room, Gas
of Stories 1

Exterior

Exterior Features Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description Cul-De-Sac, In County, Landscaped, Near Golf Course, Sidewalk
Roof Tile
Foundation Slab

School Information

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

Additional Information

Days on Market 198
Zoning PD

Listing Details

Listing Office BHHS FLORIDA PROPERTIES GROUP

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