

\$1,675,000 - 1113 Merry Water Drive, LUTZ

MLS® #TB8336605

\$1,675,000

5 Bedroom, 5.00 Bathroom, 5,324 sqft

Residential on 0.78 Acres

LADERA, LUTZ, FL

This stunning Arthur Rutenberg Home was completely unscathed by the hurricanes of 2024. Located in the cozy, gated community of Ladera, this home offers 5 bedrooms, 5 bathrooms, office and a 3 car garage on a premium 0.78 acre conservation homesite. There are amazing conservation views throughout the living spaces with abundant natural lighting that showcases tray ceilings, plantation shutters, crown moldings, stone accents and wrought iron railings. The home is also equipped with a built in audio system with speakers throughout all living spaces inside and out. The master suite has direct pool access, a morning bar, two walk-in closets, and a stunning master bath with walk-through shower, 6ft tub with marble tiling and waffle ceiling with crown inlays. A pool bath with full walk-in shower is easily accessible from both inside and out. Two of the additional bedrooms serve as private guest or teen spaces with en suite bathrooms (one upstairs and one downstairs). There are two additional bedrooms with a Jack and Jill bathroom in the upstairs, which has a grand, central game / hobby room with multiple bar spaces and an attached media room. Countertops are granite throughout. The gourmet kitchen has a large center island, 42" cabinets, walk-in pantry, 2 Monogram ovens, a Monogram 5 burner gas cooktop, convection microwave, new refrigerator, new dishwasher all nestled in tile and stone accents and adorned with natural light from 3 sets of 10 foot glass sliders along



conservation views. A private oasis awaits beyond the walls of glass as you enter the saltwater pool / spa area with large screen enclosure (pool recently updated with new filter cartridges, new gas plumbing and new tile to be installed week of 1/13). The outdoor living space is completely private and cannot be viewed from the street or neighboring properties. Beyond the pool, a bird sanctuary with fire pit is built into the conservation space. Attached to the screen enclosure is a fenced side yard. In the oversized 3 car garage you will find overhead additional storage. Ladera is centrally located in South Lutz with easy access to Dale Mabry, I-275 and Veteranâ€™s. Zoned to Steinbrenner High School. Washer, Dryer and Refrigerator in Garage DO NOT CONVEY

Built in 2015

Essential Information

MLS® #	TB8336605
Sold Price	\$1,675,000
List Price	\$1,750,000
Date Sold	February 14th, 2025
Date Listed	January 9th, 2025
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	5,324
Acres	0.78
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Sold

Community Information

Address	1113 Merry Water Drive
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Area	Lutz
Subdivision	LADERA
City	LUTZ
County	Hillsborough
State	FL
Zip Code	33548-4806

Amenities

Amenities	Fence Restrictions, Gated, Playground, Vehicle Restrictions
Parking	Garage Door Opener, Garage Faces Side, Parking Pad
# of Garages	3
View	Trees/Woods
Has Pool	Yes

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Water Filtration System, Water Softener
Heating	Central, Electric
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2

Exterior

Exterior Features	Irrigation System, Private Mailbox, Sidewalk, Sliding Doors, Sprinkler Metered
Lot Description	Conservation Area, Cul-De-Sac, In County, Landscaped, Sidewalk
Roof	Tile
Foundation	Slab

School Information

Elementary	Lutz-HB
Middle	Buchanan-HB
High	Steinbrenner High School

Additional Information

Days on Market 153
Zoning PD

Listing Details

Listing Office FLORIDA EXECUTIVE REALTY

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