

\$599,900 - 17306 Lynndan Drive, LUTZ

MLS® #TB8345405

\$599,900

5 Bedroom, 3.00 Bathroom, 2,402 sqft

Residential on 0.72 Acres

BRANT LAKE VILLAGE, LUTZ, FL

****Property was off market due to Estate Sale****Charming 5-bedroom pool home nestled in the well-established Brant Lake Village neighborhood, located between Avila and Crystal Lake Manors in Lutz. With 5 bedrooms, 3 baths, and a 2-car garage, this home offers 2,402 sq. ft. of heated living space on a sprawling 318-ft deep lot, nearly three-quarters of an acre, providing endless potential. The exterior features a stone finish, a beautiful wood front door with a sidelight, and a long driveway with an extended parking pad for ample parking. ROOF - October 2022! Inside, the home boasts a formal sitting area with sliding glass doors leading to the screened pool lanai, a formal dining room, and a spacious family room with old-world charm, featuring wood paneling and a cozy wood-burning fireplace with a stone surround. The kitchen is the heart of the home, offering a breakfast bar open to the family room, a sink with a window overlooking the pool, and an outdoor counter for serving. A walk-in pantry with wood shelving provides ample storage. The adjacent laundry room is equipped with a deep sink, a pocket door, and garage access. The primary bedroom offers double windows for natural light, a walk-in closet plus an additional standard closet, and an ensuite bath with a linen closet, single-sink vanity, step-in shower, and a pocket door to the toilet/shower area. Additional generously sized bedrooms one and two feature Plantation shutters, ample closet space, and ceiling fans, while bedroom



three can serve as an in-law suite with a cabana bath, step-in shower, single-sink vanity, and pool access. Bedroom four is spacious with a standard closet, and bedroom five is perfect for guests, or a flex/bonus room, or home office. Step outside to enjoy the lanai and the large, chlorinated pool with expansive decking all around, screen enclosed making it perfect for entertaining. The garage provides additional storage and includes a side door to the yard. With numerous closets and abundant storage throughout, this well-designed floor plan offers both comfort and convenience. Located in the highly desirable STEINBRENNER school district, this property has NO HOA and NO CDD! Enjoy the space, privacy, and character this Lutz home offers—minutes to major highways, US 41, I-275, I-75, Suncoast/Veterans Expressway, and provides residents with quick and easy access simplifying daily commutes. In addition, a variety of shopping, dining, and entertainment options are just moments away. Schedule your private tour today!

Built in 1978

Essential Information

MLS® #	TB8345405
Sold Price	\$599,900
List Price	\$599,900
Date Sold	April 7th, 2025
Date Listed	February 6th, 2025
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,402
Acres	0.72
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence

Status	Sold
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Community Information

Address	17306 Lynndan Drive
Area	Lutz
Subdivision	BRANT LAKE VILLAGE
City	LUTZ
County	Hillsborough
State	FL
Zip Code	33548-4549

Amenities

Parking	Driveway
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Range Hood, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1

Exterior

Exterior Features	Private Mailbox, Sliding Doors
Lot Description	Cul-De-Sac, In County
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Days on Market	155
Zoning	RSC-2

Listing Details

Listing Office MIHARA & ASSOCIATES INC.

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