

# \$750,000 - 6104 Cognac Circle, LUTZ

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MLS® #TB8381364

## **\$750,000**

4 Bedroom, 3.00 Bathroom, 2,523 sqft

Residential on 0.24 Acres

### CHEVAL WEST VILLG 4 PH 2, LUTZ, FL

Lovely 4 bedroom, 3 bath home in the coveted gated community of Cheval Golf and Country Club. This beautiful well maintained home has an open split floor plan. Walking through the elegant stained glass double doors, your eyes are drawn to the high ceilings, travertine and brand new laminate wood floors that flow throughout the home, and the serene view of the glistening pool and the pond beyond. The formal living and dining rooms are spacious and accent the easy flow of the home for enjoying daily life and entertaining. The upgraded kitchen overlooks the family room, and touts stainless steel appliances, new dishwasher, granite countertops, travertine flooring, prep island, 42" cabinets with undermount lighting, lots of counter space, extra canned lighting and a breakfast bar. There is a closet pantry in the adjacent eating area. The family room is large with built in shelving and has French doors transporting you to your pool/lanai oasis. Herring bone patterned pavers provide ample room for relaxing or family fun, immerse yourself in the recently resurfaced in ground pool, enjoy nature as you look out over the tranquil waters of the pond. The two bedrooms in the back of the home have laminate wood flooring, ceiling fans, and share a beautifully upgraded bath that leads onto the lanai. The 4th bedroom is currently being used as an office and has laminate wood flooring and plantation shutters. The primary bedroom is spacious, with a tray ceiling, laminate wood flooring, 2 walk-in



closets and an en-suite bathroom. The bath has been meticulously upgraded, with Travertine flooring, granite countertops, double sinks, garden tub and separate walk-in shower. This home has so much to offer. The 3 car garage has protective flooring, AC-2021, Roof-2019, water softener, and you are ready for power outages with your WHOLE HOUSE GENERATOR. The community amenities include 2 club houses, restaurants, golf course, a pool, fitness center, basketball, pickleball and tennis courts, etc. They are currently transitioning to new ownership, which includes major renovations. Conveniently located near major roadways, with easy access to Tampa International Airport, downtown Tampa, Stadiums and cross town connectors. This is the home you have been waiting for.

Built in 2000

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8381364               |
| Sold Price     | \$750,000               |
| List Price     | \$750,000               |
| Date Sold      | June 26th, 2025         |
| Date Listed    | May 3rd, 2025           |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,523                   |
| Acres          | 0.24                    |
| Year Built     | 2000                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Sold                    |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 6104 Cognac Circle       |
| Area        | Lutz                     |
| Subdivision | CHEVAL WEST VILLG 4 PH 2 |
| City        | LUTZ                     |
| County      | Hillsborough             |
| State       | FL                       |
| Zip Code    | 33558-2854               |

### **Amenities**

|               |                                                                                                                                                                                                                                                                  |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Lobby Key Required, Optional Additional Fees, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Tennis Court(s), Trail(s), Vehicle Restrictions |
| Parking       | Driveway, Garage Door Opener                                                                                                                                                                                                                                     |
| # of Garages  | 3                                                                                                                                                                                                                                                                |
| View          | Water                                                                                                                                                                                                                                                            |
| Is Waterfront | Yes                                                                                                                                                                                                                                                              |
| Waterfront    | Lake, Pond                                                                                                                                                                                                                                                       |
| Has Pool      | Yes                                                                                                                                                                                                                                                              |

### **Interior**

|                   |                                                                                                                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener                                                                                                                                                                                                  |
| Heating           | Central, Electric, Heat Pump                                                                                                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                            |
| # of Stories      | 1                                                                                                                                                                                                                                                                                                      |

### **Exterior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | French Doors, Hurricane Shutters, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors |
| Lot Description   | Cul-De-Sac, In County, Landscaped, Near Golf Course, Sidewalk                                                         |
| Roof              | Shingle                                                                                                               |
| Foundation        | Slab                                                                                                                  |

### **School Information**

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

### **Additional Information**

|                |     |
|----------------|-----|
| Days on Market | 109 |
| Zoning         | PD  |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | FUTURE HOME REALTY INC |
|----------------|------------------------|

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