

\$450,000 - 22755 Cypress Trail Drive, LUTZ

MLS® #TB8393479

\$450,000

3 Bedroom, 3.00 Bathroom, 1,753 sqft

Residential on 0.42 Acres

WILLOW BEND, LUTZ, FL

This beautifully maintained pool home sits on an expansive corner lot of nearly half an acre and offers both comfort and elegance in a desirable central location. As you step inside, hardwood floors greet you in the foyer, living room, and formal dining area, which flows seamlessly into a spacious great room layout. A centrally placed wood-burning fireplace provides a cozy focal point, easily enjoyed from every corner of the main living space. Vaulted ceilings enhance the sense of openness, while sliding glass doors from the dining room lead to a screened lanai and a sparkling pool and spa—perfect for year-round entertaining. Additional half bathroom access conveniently located off of the pool area. Adjacent to the dining room, the updated kitchen features granite countertops, solid wood cabinetry, stainless steel appliances, and a breakfast bar that opens into a charming bay-windowed breakfast nook with views of the front garden. This split-bedroom floor plan includes three generously sized bedrooms, with the primary suite offering a walk-in closet and an updated ensuite bath complete with granite counters and a wood vanity. The secondary bedrooms are spacious and share a well-appointed full bath. The oversized yard is fenced on three sides, offering privacy and endless possibilities for outdoor enjoyment, gardening, or expansion. New roof in 2022 with a transferrable 25 year warranty!! With low Pasco County taxes, no CDD fees, and



proximity to top-rated schools, I-75 and I-275, shopping, dining, and all that Tampa Bay has to offer, this home truly delivers the ideal blend of location, lifestyle, and value.

Built in 1995

Essential Information

MLS® #	TB8393479
Sold Price	\$450,000
List Price	\$435,000
Date Sold	June 18th, 2025
Date Listed	June 5th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,753
Acres	0.42
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold

Community Information

Address	22755 Cypress Trail Drive
Area	Lutz
Subdivision	WILLOW BEND
City	LUTZ
County	Pasco
State	FL
Zip Code	33549-4149

Amenities

Parking	Driveway, Ground Level
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Chair Rail, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat, Vaulted Ceiling(s)
Appliances	Cooktop, Dishwasher, Electric Water Heater, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Stone, Wood Burning
# of Stories	1

Exterior

Exterior Features	Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Corner Lot, Landscaped, Level, Oversized Lot, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Days on Market	109
Zoning	MPUD

Listing Details

Listing Office	COMPASS FLORIDA, LLC
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