

\$817,478 - 18202 Abbey Lane, LUTZ

MLS® #TB8395307

\$817,478

2 Bedroom, 2.00 Bathroom, 1,831 sqft

Residential on 0.41 Acres

UNPLATTED, LUTZ, FL

****OPEN HOUSE ON SATURDAY 6/14 HAS BEEN CANCELLED**** From the moment you arrive, youâ€™ll be captivated by the character and craftsmanship of this custom-built home, designed and constructed by its owner with exceptional quality and meticulous attention to detail throughout. Nestled on a serene canal with direct access to Lake Thomas, a 61-acre ski-size lake, this home offers the perfect blend of luxury living and Florida lifestyle. A custom designed covered dock with boat port & kayak launch adds to the outdoor enjoyment, while an outdoor pet area with artificial turf caters to four-legged family members. A striking 8-ft custom iron front door welcomes you into a thoughtfully designed interior. The foyer entry features a custom ceiling medallion & transom leading into the spacious Great Room, highlighted by its cathedral ceiling with exposed beams. Throughout the main living areas and bedrooms, youâ€™ll find rich engineered wood flooring with 8 Ft Masonite doors throughout. Current floor plan includes 2 bedrooms plus a den/office & 2 bathrooms. However, for those seeking more space this home was built with future expansion in mind. A second-floor shell is in place, ready to accommodate 2 more bedrooms and an additional bathroom. When finished, this would bring the total to 4 bedrooms, 3 bathrooms, and over 2,400 SqFt of living space. The kitchen is a true showstopper, featuring quartz countertops, extended island



with custom marble farmhouse sink, breakfast bar, brass fixtures, custom wood cabinetry, GE Café appliances, and a walk-in pantry with custom stained glass door & transom. The primary suite is a private retreat, complete with tray ceiling, walk-in closet with custom built-in organizer, and custom iron double doors leading to a dedicated porch. The luxurious ensuite bath boasts a distinctive cement floor tile design, dual vanity with granite top, frameless shower with wall-to-floor subway tile, and premium brass fixtures. Enjoy canal views year-round from the enclosed Sun Room, which offers a custom outdoor kitchen with Summerset grill, IKTCH range hood, quartz countertop, as well as an electric fireplace for ambience & mini-split AC for true four-season comfort. All windows, sliders, & exterior doors are impact-rated providing peace of mind & energy efficiency, as evidenced by the low monthly electric bills. The oversized 2 Car Garage (24x32) is connected by an air conditioned breezeway & along with the expanded driveway provides plenty of parking space for residents & guests. Additional features include custom barn doors leading to den/office, custom retractable shade in Great Room, custom Roman wood window shades throughout, water filtration system, tankless water heater, & more! This is not just a home – it’s a one-of-a-kind, expertly crafted lifestyle property located in the heart of Lutz on a quiet dead-end street with a tranquil canal front setting. Schedule your private showing today!

Built in 2022

Essential Information

MLS® #	TB8395307
Sold Price	\$817,478
List Price	\$795,000

Date Sold	July 22nd, 2025
Date Listed	June 10th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,831
Acres	0.41
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	18202 Abbey Lane
Area	Lutz
Subdivision	UNPLATTED
City	LUTZ
County	Hillsborough
State	FL
Zip Code	33548-4965

Amenities

Parking	Oversized
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal - Freshwater

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Open Floorplan, Solid Wood Cabinets, Window Treatments
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Filtration System
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric
# of Stories	1

Exterior

Exterior Features	Irrigation System, Rain Gutters
Lot Description	Street Dead-End
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Days on Market	75
Zoning	RSC-4

Listing Details

Listing Office	COASTAL PROPERTIES GROUP INTER
----------------	--------------------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 21st, 2025 at 8:55pm EDT