

\$515,000 - 1218 Willow Bend Way, LUTZ

MLS® #TB8395329

\$515,000

3 Bedroom, 2.00 Bathroom, 1,917 sqft

Residential on 0.24 Acres

WILLOW BEND, LUTZ, FL

PRIDE OF OWNERSHIP SHINES THROUGH on this stunning POOL Home on a Premium Waterfront Lot! From the moment you arrive and pull into the circular driveway leading to the side entry garage youâ€™ll know this home is Special. Loaded with Options and Upgrades, this home has captivating pool and water views to enjoy. The open Great Room is the heart of the home where the High Ceilings and the Large Wall of Sliding Glass Doors bring in Natural Light to Brighten your day. The Renovated Kitchen has Crisp White Raised Panel Cabinetry with 42â€• Upper Cabinets, Sleek Granite Counter Tops, Breakfast Bar, Pendant Lighting, Stainless Steel Side-By-Side Refrigerator, Bosch Dishwasher, a Gas Range, Closet Pantry and Dinette Eating Area overlooking the Pool and Pond. The Mirrored Wall in the Formal Dining Area accent the center area making this open area appear even larger! The Primary Suite has a sitting area, large walk-in closet, another set of sliding doors to the pool and spa plus the lovely ensuite Bath that has been updated with a free-standing soaking tub, separate shower, custom tile, custom mirrors, dual sinks, private commode room and quartz countertops. Split Bedroom Plan provides for extra privacy for family and guests and there is a shared bath on the guest side of the home. Both of the secondary bedrooms have beautiful plank flooring that looks like wood and the other bedroom has a large wall closet, room for a king size bed and again, sliding



glass doors out to the pool area. Convenient Interior Laundry with Laundry Tub and Extra Wall Shelving. The Pool and Lanai areas are going to PEAK YOUR INTEREST right away! The Covered Lanai is the perfect place to relax or entertain. With approximately 1000 sq. ft. of Custom PAVERS around the Pool there will be plenty of room for Barbeques and evenings relaxing in the Gas Heated Spa. The custom pool pavers have all recently been resealed and the pool has also been refinished and new tiles added. The pool lights CHANGE COLOR for dramatic evening looks. Large Pool Cage too. The yard has Tropical Swaying Palm Trees and surrounding fences (with solar lights at the back along the pond). This home is Super Clean. Extras Included but not limited to: Double Door Leaded Glass Entry Doors, Dimensional Shingle Roof 2015 with Transferable Warranty, \$5000 Kineteco Water Treatment System, Newer Trane AC System Approx 2 years, Water Heater approx. 2 years, 2 Propane Tanks "one for the gas range and one for heating the spa. Community has low Association Dues and no costly CDD Fees. Great Location with Easy Access to I-75, I-275 via SR 54 and also going West to the Veterans Expressway & Dale Mabry. Lots of great public & private schools and local shopping and restaurants. This Home Won't Last Long so Schedule your viewing today!!!

Built in 1994

Essential Information

MLS® #	TB8395329
Sold Price	\$515,000
List Price	\$500,000
Date Sold	July 23rd, 2025
Date Listed	June 13th, 2025
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,917
Acres	0.24
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Sold

Community Information

Address	1218 Willow Bend Way
Area	Lutz
Subdivision	WILLOW BEND
City	LUTZ
County	Pasco
State	FL
Zip Code	33549-8712

Amenities

Parking	Garage Door Opener
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator, Water Softener
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Private Mailbox, Sidewalk, Sliding Doors, Sprinkler Metered
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Lot Description	In County, Landscaped, 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	77
Zoning	MPUD

Listing Details

Listing Office	JOHANSON & ASSOCIATES, INC.
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Listing information last updated on October 22nd, 2025 at 12:54am EDT