

\$453,000 - 1705 Audubon Trail, LUTZ

MLS® #W7870571

\$453,000

4 Bedroom, 3.00 Bathroom, 2,207 sqft

Residential on 0.21 Acres

WILLOW BEND, LUTZ, FL

One or more photo(s) has been virtually staged. Welcome to your dream home in the heart of the Willow Bend community in Lutz, Florida! This stunning 4-bedroom, 3-bathroom pool home offers everything you need for comfortable and stylish living. Nestled on a serene conservation lot, this property boasts a well-thought-out double split floor plan, providing privacy and functionality. Entertain guests in the elegant formal living room/dining room combo, or relax in the spacious family room that seamlessly flows into the dinette and kitchen area. You'll adore the home's charming features, including custom tile floors, built-ins, and high ceilings that enhance its open and airy feel. The large back covered porch offers the perfect spot for outdoor gatherings, while the fenced dog run ensures your furry friends have their own space to play. Majestic palm trees add a touch of tropical beauty to your backyard oasis. Retreat to the expansive primary en-suite, complete with a custom closet system for all your storage needs. The inside utility room provides convenience, making chores a breeze. Recent updates include a new roof in 2019 and an HVAC system replaced in 2021, ensuring peace of mind for years to come. The property also features a two-car garage, providing ample space for your vehicles and storage. Located near fantastic restaurants and shopping, and offering easy access to the Tampa Bay area's major destinations, this home is a must-see for anyone looking for a blend of



comfort and convenience. Don't miss your chance to own this beautiful pool home—schedule your private showing today before it's gone!

Built in 1998

Essential Information

MLS® #	W7870571
Sold Price	\$453,000
List Price	\$461,500
Date Sold	March 7th, 2025
Date Listed	December 6th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,207
Acres	0.21
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold

Community Information

Address	1705 Audubon Trail
Area	Lutz
Subdivision	WILLOW BEND
City	LUTZ
County	Pasco
State	FL
Zip Code	33549-9511

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2
View	Trees/Woods, Water
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Vaulted Ceiling(s), Window Treatments
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sidewalk, Sliding Doors
Lot Description	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	198
Zoning	MPUD

Listing Details

Listing Office	BAM REALTY ADVISORS INC
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Listing information last updated on November 1st, 2025 at 9:57am EDT