

# **\$536,811 - 2326 Audubon Preserve Lane 15/5b, LUTZ**

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MLS® #T3384469

**\$536,811**

4 Bedroom, 3.00 Bathroom, 2,574 sqft

Residential on 0.06 Acres

PARKVIEW AT LONG LAKE RANCH, LUTZ,  
FL

Under Construction. The estimated completion of this home is February/March of 2023.

Venice plan, 4/3/2 town home in a gated community with pool, dog park and playground. This pond view home features 2,574 square foot of open floor plan boasts a breakfast bar on an island which overlooks the dining area. Kitchen features stainless steel appliances, Linen color cabinets and Calacatta Arno quartz countertops. Main living area on the first floor features tile flooring. Screened in lanai on the back looks out over the serene pond and is accessible by a sliding glass door which makes it easier to bring the outdoors in. You also have a guest room/teen suite/in-law suite with a full bath on the main level.

Upstairs features your owner's suite with a large walk-in closet, tray ceiling, raised vanities, shower and a soaking tub. It also features a Linen closet and water closet. Both secondary bedrooms are roomy and have walk-in closets as well. The loft and game room area is the perfect place for secondary living space. This home should be available in Early 2023. All illustrations are artist concept. All dimensions and square footage are approximate. Photos and renderings are for illustrative purposes and should never be relied upon. Prices and incentives are subject to change without notice. All tax information is approximate as it is new construction. Closing Costs assistance offered towards Special Financing Options with the use of builders



preferred lender and title company. Incentive amount may vary based on loan program selected by buyer. Closing cost incentive can only be used as a financing incentive and cannot be used towards price (i.e. base price, options, lot premium, etc.). Incentives can change at any time without notice. Photos are of the model home of the same floorplan and NOT the actual home for sale.

Built in 2022

**Essential Information**

MLS® #	T3384469
Price	\$536,811
Sold Price	\$507,738
Date Sold	May 31st, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,574
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Townhouse
Style	Craftsman
Status	Sold

**Community Information**

Address	2326 Audubon Preserve Lane 15/5b
Area	Lutz
Subdivision	PARKVIEW AT LONG LAKE RANCH
City	LUTZ
County	Pasco
State	FL
Zip Code	33558

**Amenities**

Amenities	Clubhouse, Fence Restrictions, Gated, Playground, Pool, Recreation
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## Facilities

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

## Interior

Interior Features	Eat-in Kitchen, In Wall Pest System, Master Bedroom Upstairs, Open Floorplan, Pest Guard System, Solid Surface Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Electric Water Heater, Microwave, Range
Heating	Central, Electric
Cooling	Central Air

## Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Sidewalk, Sliding Doors
Lot Description	Level, Sidewalk, Paved
Roof	Shingle
Foundation	Slab

## School Information

Elementary	Oakstead Elementary-PO
Middle	Charles S. Rushe Middle-PO
High	Sunlake High School-PO

## Additional Information

Date Listed	June 29th, 2022
Days on Market	518
Zoning	MPUD

## Listing Details

Listing Office	MATTAMY REAL ESTATE SERVICES
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