

**T3426787 3018 GIRVAN DR, LAND O LAKES, FL 34638**

County: Pasco
Subdiv: BALLANTRAE
Subdiv/Condo:
Beds: 3
Baths: 2/1
Pool: Community
Property Style: Townhouse
Lot Features: Cul-De-Sac, Street Dead-End
Total Acreage: 0 to less than 1/4
Minimum Lease Period: 8-12 Months
Garage: Yes **Attch:** Yes **Spcs:** 1
Garage/Parking Features:
Assigned Spcs:
Garage or Carport Spaces: 1
New Construction: No
Property Condition:
LP/SqFt: \$208.99
Sold Date: 05/01/2023
Sold Price: \$372,000
SP/SqFt: \$210.41
Home Warranty Y/N:
Flood Zone Code: None
Total Annual Assoc Fees: 3,072.00
Average Monthly Fees: 256.00

Status: Sold
Backups Requested: Yes
List Price: \$369,500

Year Built: 2005
Special Sale: None
ADOM: 40
CDOM: 40

Pets: Yes
Max Times per Yr:
Carport: No **Spcs:**
Permit Number:

Proj Comp Date:

Heated Area: 1,768 SqFt / 164 SqM
Total Area: 2,176 SqFt / 202 SqM

Welcome home to this beautiful 3 bedroom, 2.5 bath, 1 car garage + bonus loft townhome in the sought-after Ballantrae community. This nearly 1800 sqft home is turn-key and ready for new owners! Stunningly renovated, featuring new appliances, refinished cabinets, quartz countertops, and luxury vinyl plank flooring. This perfectly situated end-unit is flooded with natural light with numerous large windows overlooking the serene and lush nature views of the rear yard preserve providing an exclusively private feel. Downstairs boasts a large open floor plan with high ceilings. Proceed upstairs and enjoy a spacious loft area. Both guest rooms face the quiet and tranquil backyard. The expansive master bedroom features three large windows and a renovated master closet with ample space. Head in to the gorgeous master bath with large shower, double sinks and plenty of storage. Laundry room with new washer and dryer is conveniently located upstairs. Ballantrae is located minutes away from the Veterans Expressway, providing easy access to the airport and downtown. Situated right off of SR-54, this townhome is central to all conveniences including Publix, Greenwise, gyms, doctor/dentist offices, great schools, and endless options for shopping and dining. The HOA provides maintenance-free living with ground and exterior maintenance, trash, sewer, and basic TV cable/wifi included. Catch some rays by the community pools, or get sporty at the tennis, basketball, and sand volleyball courts exclusive to the Ballantrae community. Don't miss out on this custom, move-in-ready gem in the Ballantrae community!!

Land, Site, and Tax Information

Legal Desc: BALLANTRAE VILLAGE 1 PB 51 PG 053 BLOCK 10 LOT 4 OR 6779 PG 71

SE/TP/RG: 0-0-0

Subdivision #:

Between US 1 & River:

Tax ID: 20-26-18-0060-01000-0040

Taxes: \$3,309

Homestead: No

CDD: Yes

AG Exemption YN:

Add Parcel: No

of Parcels:

Related MLS Number(s):

Ownership: Fee Simple

SW Subd Condo#:

Development: BALLANTRAE

Flood Zone: None

Floors in Unit/Home: Two

Bldg Name/#: BALLANTRAE

Book/Page: 0

MH Make:

Land Lease Y/N: No

Land Lease Fee:

Planned Unit Dev:

Lot Dimensions:

Existing Lease/Tenant: No

Days Notice To Tenant If Not Renewing:

Water Frontage: No

Water Access: No

Water View: No

Addtl Water Info:

Zoning: RES

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2022

Annual CDD Fee: 1,033

Additional Tax IDs:

Complex/Comm Name:

SW Subd Name:

Flood Zone Date:

Floor #:

Total # of Floors:

Census Block:

MH Model:

Lot Size Acres: 0.05

Monthly Rental Amount:

Month To Month Or Weekly Y/N: No

Waterfront Ft: 0

Water Name:

Water Extras: No

Block/Parcel: 0

Front Exposure: West

Lot #: 0

Other Exemptions:

Flood Zone Panel:

Census Tract:

MH Width:

Lot Size: 2,613 SqFt / 243 SqM

End Date of Lease:

Interior Information

A/C: Central Air

Heat/Fuel: Central

Heated Area Source: Public Records

Laundry Features: Laundry Room, Upper Floor

Fireplace: No

Accessibility Features:

Flooring Covering: Tile, Vinyl

Security Feat: Security System, Smoke Detector(s)

Total Area Source: Public Records

Window Features: Blinds

Door Features:

Furnishings:

Utilities: Cable Available, Public

Water: Public

Sewer: Public Sewer

of Wells:

of Septics:

Additional Rooms: Bonus Room, Loft, Storage Rooms

Interior Feat: Ceiling Fans(s), High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Thermostat, Walk-In Closet(s)

Appliances Incl: Convection Oven, Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	Second	12x12			
Bedroom 2	Second	10x12			
Bedroom 3	Second	10x12			
Kitchen	First	13x18			
Living Room	First	11x18			

Exterior Information

Other Structures:

Ext Construction: Block

Roof: Shingle

Foundation: Slab

Garage Dim:

Of Garage Attached:

Of Carport Attached:

Property Attached Y/N:

Garage SqFt:

Of Garage Detached:

Of Carport Detached:

Property Description: Corner Unit, End Unit

Architectural Style:

Ext Features: Sliding Doors

Other Equipment:

Patio And Porch Features:

Pool: Community

Pool Dimensions:

Pool Features: Other

Spa and Features: No

Vegetation:

View: Trees/Woods

Farm Type:

Barn Features:

Horse Amenities:

Fencing:

of Stalls:

Paddocks/Pastures:

Road Surface Type: Concrete

Road Responsibility:

Green Features

Community Information

Community Features: Park, Playground, Pool, Tennis Court(s)

Fee Includes: Common Area Taxes, Internet, Maintenance Exterior, Maintenance Grounds, Pool Maintenance, Sewer, Trash, Water

Association Amenities: Basketball Court, Cable, Clubhouse, Pickleball Court(s), Pool, Tennis Court(s)

HOA / Comm Assn: Yes

HOA Fee: \$256

HOA Pmt Sched: Monthly

Mo Maint\$(add HOA):

Master Assn/Name:No

Master Assn Fee:

Master Assn Ph:

Monthly HOA Amount: \$256

Other Fee:

Condo Fee:

Monthly Condo Fee:

Social Membership:

Social Deposit:

Social Include:

Social Contact:

Social Frequency:

Social Name:

Social Fee:

Social Phone:

Housing for Older Per: No

Affidavit:

Expire/Renewal Date:

FCHR Website Y/N:

Can Property be Leased: Yes

Building Elevator Y/N:

Association Approval Required: Yes

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: Yes

Number of Ownership Years Prior to Lease: 0

Minimum Lease Period:8-12 Months

Approval Process: check with the HOA

Additional Lease Restrictions: check with the HOA

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