

# \$520,000 - 22646 Eagles Watch Dr, LAND O LAKES

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MLS® #TB8426621

**\$520,000**

4 Bedroom, 3.00 Bathroom, 2,319 sqft

Residential on 0.21 Acres

VALENCIA GARDENS PH 03, LAND O LAKES, FL

Welcome to 22646 Eagles Watch Drive in Land Oâ€™ Lakes, Florida! You donâ€™t want to miss out on this 4 bedroom, 3 bath, 3-car garage, pool home. Valencia Gardens is a beautiful neighborhood located directly across from the amazing Land Oâ€™ Lakes Recreation Complex.

Step into your new home through the double front door, and you will notice right away how spacious this home feels. With high ceilings and an open floor plan you have lots of room for friends and family! To your right is a formal dining area and to your left is the perfect FLEX SPACE for an office, den, or formal living room. Just ahead through a beautiful arched entry lies the large great room that is open to the kitchen. The kitchen has been updated with soft-close white cabinets, stainless appliances, undermount sink, tile backsplash, and 1â€• thick granite counters. There is plenty of room for barstools and a large casual dining area, too! As you step out to the screened lanai, you are greeted by the 13 x 30 self-cleaning saltwater pool with a relaxing waterfall, bench seats, solar heat, and plenty of space for entertaining. There is even a POOL BATH! The 3-way split bedroom layout assures privacy for your family and guests. The primary suite is just off the great room and is huge, with plenty of room for a king-size bed and a sliding door to the lanai. The en-suite bath includes double sinks, a vanity area, granite counters, deep soaking tub, separate



shower and private toilet. On the other side of the great room is the second bedroom which is adjacent to the pool bath. The other two bedrooms and a bath are at the front of the house as is the laundry room which includes a Samsung washer and dryer, and a laundry sink. NEW ROOF IN 2021! Smart home features include a NEST Thermostat, RING Doorbell, and MyQ Garage door opener. COME SEE YOUR NEW HOME TODAY!

Built in 2002

**Essential Information**

MLS® #	TB8426621
Price	\$520,000
Sold Price	\$520,000
Date Sold	October 10th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,319
Acres	0.21
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold

**Community Information**

Address	22646 Eagles Watch Dr
Area	Land O Lakes
Subdivision	VALENCIA GARDENS PH 03
City	LAND O LAKES
County	Pasco
State	FL
Zip Code	34639

**Amenities**

Parking	Driveway, Garage Door Opener, Guest, Off Street
# of Garages	3
View	Pool
Has Pool	Yes

### Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Softener
Heating	Electric, Heat Pump
Cooling	Central Air
Furnished	Unfurnished

### Exterior

Exterior Features	Lighting, Private Mailbox, Sidewalk, Sliding Doors
Roof	Shingle
Foundation	Slab

### School Information

Elementary	Lake Myrtle Elementary-PO
Middle	Charles S. Rushe Middle-PO
High	Sunlake High School-PO

### Additional Information

Date Listed	September 11th, 2025
Days on Market	6
Zoning	MPUD
HOA Fees	741
HOA Fees Freq.	Annually

### Listing Details

Listing Office	ALLEN COLLINS REALTY INC
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