

# \$1,250,000 - 11919 Royce Waterford Cir, TAMPA

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MLS® #TB8341500

**\$1,250,000**

4 Bedroom, 3.00 Bathroom, 3,124 sqft

Residential on 0.31 Acres

5VS | WATERCHASE PHASE 1, TAMPA, FL

Seller may consider owner financing.

Traditional Elegance in the 24-hour guard GATED neighborhood of Waterchase. Enjoy RESORT-STYLE living with endless amenities including an AMAZING 6,400 sq ft clubhouse with an on-site activities coordinator, 2 pools w/ two-story spiral waterslide, fitness center, basketball courts, 3 tennis courts, 4 pickleball courts, athletic field, playground, & a top-rated school district! This is a rare opportunity to own a gorgeous .31-acre estate in the exclusive Alicante subdivision with panoramic pond views. This custom Arthur Rutenberg home has 4 bedrooms + Office/Den + 3 baths + 3 car garage and an expansive courtyard paver driveway. The outdoor oasis is perfect for entertaining, with a custom 50-foot wide outdoor living area, Travertine pavers, screened-in lanai and custom outdoor kitchen, saltwater pool with pebble finish, and a backyard that can be fenced. The foyer entryway opens into a formal dining room + private office showcasing vaulted ceilings, abundant windows, and a grand living room that features a 15-foot wall of sliding doors that pocket behind the home. The Chef's kitchen showcases wood cabinetry with Quartz counters and a seamless Quartz backsplash, a center island, GE Café® appliance package including a gas range with double oven, and a pantry. The kitchen opens into a large dining room with a serene pond view and 90-degree corner glass door walls that open on two both sides with uninterrupted access to the outdoor



living areas. The floor plan features three separate wings. The spacious primary suite features a tray ceiling with a large sitting area, plantation shutters, and two large walk-in closets. The primary bathroom highlights two vanities with Quartz counters, an oversized shower, and a garden tub. The second wing features two bedrooms that share a guest bathroom. The third wing has a 16 x 18ft bedroom that can double as a bonus room, double sliding doors that open to the pool deck (can be used as a mother-in-law suite), and a large adjacent bathroom. Additional Upgrades include: Barrel Tile Roof, 2 AC Systems â€“ Trane & Carrier 2016-17, NEW Exterior Paint 2024, NEW Interior Paint 2021, Gas Water Heater 2017, Upgraded Gutter system 2020, Epoxy Garage floors 2024, Culligan Water Softener, NEW Samsung Smart Washer & Dryer set 2024, Upgraded Outdoor Lanai with outdoor Kitchen and Travertine pavers 2017, GE CafÃ© Stainless Appliance Package 2020, hand-scraped Wood Floors in guest rooms 2022, Upgraded Sprinkler System 2024, Upgraded Counters in 2019, Plantation Shutters 2022. Top A RATED SCHOOL district â€“ Mary Bryant, Farnell, and Sickles. Westchase offers a variety of shops, restaurants, parks, playgrounds, golf, and more. Easy access to the Veteranâ€™s, Airport, Downtown, & 30/45 minutes to Clearwater/St.Pete beaches.

Built in 2004

**Essential Information**

MLS® #	TB8341500
Price	\$1,250,000
Sold Price	\$1,165,000
Date Sold	March 7th, 2025
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	3,124
Acres	0.31
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Florida, Mediterranean, Traditional
Status	Sold

### Community Information

Address	11919 Royce Waterford Cir
Area	Tampa/Northdale/Westchase
Subdivision	5VS   WATERCHASE PHASE 1
City	TAMPA
County	Hillsborough
State	FL
Zip Code	33626

### Amenities

Amenities	Basketball Court, Clubhouse, Fitness Center, Gated, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s)
Parking	Driveway, Garage Faces Side, Oversized, Parking Pad
# of Garages	3
View	Water
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes

### Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener
Heating	Central, Electric, Gas
Cooling	Central Air

**Exterior**

Exterior Features	French Doors, Irrigation System, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	In County, Oversized Lot, Sidewalk, Private
Roof	Tile
Foundation	Slab

**School Information**

Elementary	Bryant-HB
Middle	Farnell-HB
High	Sickles-HB

**Additional Information**

Date Listed	January 21st, 2025
Days on Market	242
Zoning	RES
HOA Fees	570
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	REAL BROKER, LLC
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