topvillasrealty

No photos available

17448 Radiant Shine Way

$345,000

Townhouse · Lutz, FL 33558

View online

3	3	1,801
beds	baths	sqft

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2022	$192	90 days	Jul 24, 2026	$311 Monthly	TB8532163

Property overview

About this property

Welcome home to this uniquely spacious 3-bedroom, 2.5-bath end-unit townhouse, boasting larger square footage, a private conservation view, and a rare 2-car garage The light-filled main floor features durable wood-look tile throughout an open-concept living and dining area—perfect for entertaining or relaxing. The sleek and bright kitchen is equipped with crisp white cabinetry, solid granite countertops, stainless steel appliances, a center island with seating, and a pantry with a dedicated laundry room and half bath tucked just off to the side. Upstairs, the spacious primary retreat offers a quiet sanctuary complete with a large walk-in closet and an en-suite bath featuring a dual-sink granite vanity, a soaking garden tub, and a separate walk-in shower. Two secondary bedrooms are positioned toward the back of the home for added privacy, sharing a full guest bath with matching granite finishes. Thoughtful extras like a reverse osmosis water filtration system, smart front door lock, security cameras, and built-in storage in the 2-car garage make everyday living seamless—all just minutes from local shopping, dining, FL-589, and I-75. SELLER WILLING TO CONTRIBUTE TOWARD BUYER CLOSING COSTS WITH ACCEPTABLE OFFER.

Key features

LEVELS
Two

LOT
3,714 sqft

FACES
North

PARKING
2-car garage, Covered, Driveway

OUTDOOR
Porch, Screened, Rear Porch, Covered

VIEW
Trees/Woods

HOA COVERS
Maintenance Grounds, Maintenance Structure

PETS
Allowed

Property & ownership details

Home

Property type	Townhouse	Year built	2022
Faces	North	Rooms	3
Living area	1,801 sqft	Total building area	2,201 sqft
Levels	Two	Bedrooms	3
Bathrooms	3	Full bathrooms	2
Half bathrooms	1	Cooling	Central Air
Heating	Central	Lot size	3,714 sqft
Construction materials	Block, Stucco	Lot features	Landscaped
Roof	Shingle		

Accommodation & amenities

Appliances	Disposal, Dryer, Refrigerator, Electric Water Heater, Microwave, Range, Washer, Dishwasher	Flooring	Carpet, Tile
Laundry	Inside, Laundry Room	Exterior features	Lighting, Private Entrance
Patio and porch	Porch, Screened, Rear Porch, Covered	View	Trees/Woods
Window features	Blinds		

Parking & access

Open parking	Yes	Attached garage	Yes
Garage spaces	2	Covered spaces	2
Parking features	Covered, Garage Door Opener, Driveway	Road surface	Paved
Common walls	End Unit		

Community & HOA

Primary association	Folio Association Inc	Primary association fee	$311
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association fee includes	Maintenance Grounds, Maintenance Structure
Community features	Sidewalks	Pets allowed	Yes

Utilities & services

Utilities	Cable Available, Water Connected, Electricity Connected, Sewer Connected, Underground Utilities

Price & sale history

Asking price reduced by $20,000 (5.5%) since first listed.

Date	Event	Price	Change
Sep 9, 2026	**Price reduced** MLS #TB8532163	**$345,000**	-5.5% -$20,000
Jul 24, 2026	**Listed for sale** MLS #TB8532163	**$365,000**	—

History may be incomplete.

Stellar MLS / IDX

StellarMLS

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Stellar (MFR) data last updated at October 20, 2026 at 8:01 AM EDT