

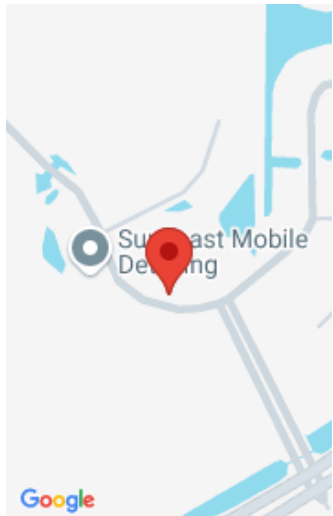
1022 ARLINBROOK DRIVE TRINITY FL 34655

<https://candiscarmichael.com>



Welcome to your charming retreat in a sought-after locale! Nestled in a serene neighborhood, this delightful 3-bedroom, 2-bathroom home offers comfort, convenience, and an enclosed pool area with picturesque paver surroundings. Step inside and be greeted by a warm and inviting atmosphere. The spacious living area provides the perfect setting for relaxing evenings with loved [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1959 sq ft



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8303859

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8303859>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 10454 sq ft

View: Trees/Woods

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1959 sq ft

Year built: 1994

SubdivisionName: TRINITY OAKS

GarageSpaces: 2

Location Details

Township: 26

Road Responsibility: Public Maintained Road

Middle Or Junior School: Seven Springs Middle-
PO

Road Surface Type: Paved

Elementary School: Trinity Oaks
Elementary

High School: J.W. Mitchell High-PO

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Rear Porch, Screened

Pool Features: Gunite, In Ground, Lighting, Screen Enclosure, Solar Heat

Spa Features: Heated, In Ground

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Irrigation System, Lighting, Private Mailbox, Sidewalk, Sliding Doors

Security Features: Key Card Entry, Security System

Architectural Style: Contemporary

View: Trees/Woods

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room, Other

Pool Private YN: Yes

Spa YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Number Limit

Roof: Shingle

Window Features: Blinds, Window Treatments

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Street Lights

Water Source: Public

Cooling: Central Air

Lot Features: Conservation Area, Landscaped, Sidewalk, Paved

Property Details

Subdivision Name: TRINITY OAKS

Levels: One

Builder Name: Samuelsen

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 35-26-16-0040-00000-4060

Direction Faces: West

Builder Model: The Scandia

Construction Materials: Block

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee: 330

Association Fee Frequency: Annually **Community Features:** Park, Playground, Sidewalks

Fees&Taxes

Tax Year: 2023

Tax Annual Amount: \$4,706

Tax Legal Description: TRINITY OAKS SOUTH PB 30 PGS
89-103 LOT 406

Tax Lot: 406

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Dining Room	11x12	First	12	11
Dinette	11x10	First	10	11
Kitchen	16x13	First	13	16
Living Room	16x16	First	16	16
Primary Bedroom	16x12	First	12	16
Den	12x9	First	9	12
Bedroom 2	12x11	First	11	12
Bedroom 3	12x11	First	11	12
Balcony/Porch/Lanai	25x10	First	10	25

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Park, Playground, Sidewalks

ExteriorFeatures: Irrigation System, Lighting, Private Mailbox, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Street Lights

Amenities: Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Key Card Entry, Security System

WindowFeatures: Blinds, Window Treatments

PoolFeatures: Gunite, In Ground, Lighting, Screen Enclosure, Solar Heat

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Contemporary

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

Occupant Type: Vacant **Showing Requirements:** Supra Lock Box, Appointment Only, Lock Box Electronic, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE