

# 10494 DREW BRYANT CIRCLE FLORAL CITY FL 34436

<https://candiscarmichael.com>



BRAND NEW | MOVE-IN READY | GATED 55+ | SELLER FINANCING AVAILABLE

Welcome to the Poinciana model in the gated 55+ community of Tarawood, located in Floral City just minutes from Brooksville, Inverness, and the Withlacoochee State Trail. This new construction 3-bedroom, 2-bath home offers the perfect blend of modern design and peaceful country living. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1185 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Office ID:** MFR261019292

**Status:** Active

**MLS ID:** MFRTB8353792



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

<b>Bathrooms Full:</b> 2	<b>Date added:</b> Added 4 hours ago
<b>Category:</b> Single Family Residence	<b>Type:</b> Residential
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 2 baths
<b>Half baths:</b> 0 half baths	<b>Area, sq ft:</b> 1185 sq ft
<b>Lot size, sq ft:</b> 4500 sq ft	<b>Year built:</b> 2025
<b>SubdivisionName:</b> TARAWOOD PH TWO	<b>ListOfficeName:</b> MARK SPAIN REAL ESTATE
<b>GarageSpaces:</b> 2	<b>ListAOR:</b> mfrmls

## Location Details

<b>Township:</b> 20	<b>Road Surface Type:</b> Asphalt
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## Property Features

<b>Interior Features:</b> Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)	<b>Appliances:</b> Dishwasher, Microwave, Range, Refrigerator
<b>Flooring:</b> Vinyl	<b>Laundry Features:</b> None
<b>Parking Features:</b> Covered	<b>Garage YN:</b> Yes
<b>Attached Garage YN:</b> Yes	<b>Garage Spaces:</b> 2
<b>Pets Allowed:</b> Yes	<b>Exterior Features:</b> Sliding Doors
<b>Roof:</b> Shingle	<b>Utilities:</b> Cable Available, Electricity Available, Sewer Available, Water Available
<b>Water Source:</b> Public	<b>Sewer:</b> Public Sewer
<b>Cooling:</b> Central Air	<b>Heating:</b> Heat Pump

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**Subdivision Name:** TARAWOOD PH TWO  
**Levels:** One  
**Builder Name:** McLaughlin Construction  
**Foundation Details:** Slab  
**Property Condition:** Completed

**Parcel Number:** 20E-20S-28-0020-00000-0400  
**Direction Faces:** West  
**Builder Model:** Poinciana  
**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Deed Restrictions, Pool

**Association Fee:** 180

**Association Fee Includes:** Cable TV, Pool, Internet, Recreational Facilities, Trash

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$428

**Tax Legal Description:** TARAWOOD PHASE 1 PB 14 PG 84 LOTS 40 41 & 42

**Tax Lot:** 43

## Rooms



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Room type	Level
Primary Bedroom	First
Living Room	First
Kitchen	First
Great Room	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Pool

**Utilities:** Cable Available, Electricity Available, Sewer Available, Water Available

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sliding Doors

**Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Covered

**Heating:** Heat Pump

**Roof:** Shingle

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Combination Lock Box, ShowingTime



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