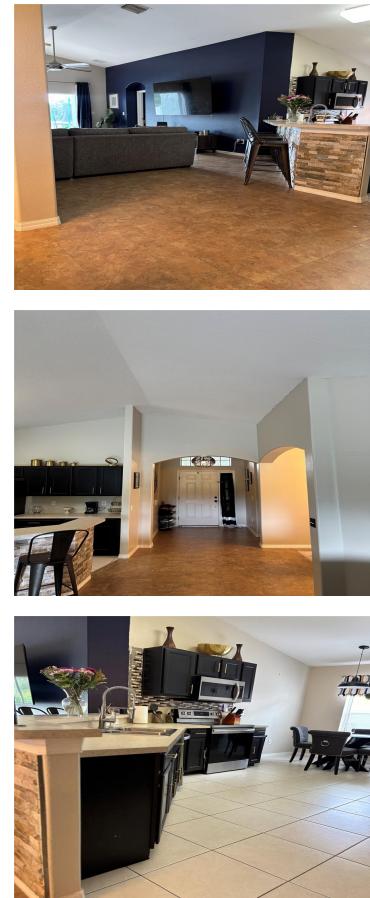


# 10742 SHADY PRESERVE DRIVE RIVerview FL 33579

<https://candiscarmichael.com>



Pond & Preserve Views, This Charming 4-Bed 3-Bath Home has been beautifully maintained since 2008. Lennar home is located in Peaceful Shady Creek Preserve. Nestled on a quiet lot backing to a natural preserve pond, there are no back neighbors—just serene water and wildlife views. Spanning approximately 1,949 sq ft of living area, this single-story [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1949 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8438310



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8438310>

## Basics

**Bathrooms Full:** 3 **Date added:** Added 4 hours ago  
**Category:** Single Family Residence **Type:** Residential  
**Bedrooms:** 4 beds **Bathrooms:** 3 baths  
**Half baths:** 0 half baths **Floors:** 1 floor  
**Area, sq ft:** 1949 sq ft **Lot size, sq ft:** 6853 sq ft  
**Year built:** 2008 **SubdivisionName:** SHADY CREEK PRESERVE PH 1  
**ListOfficeName:** EXP REALTY LLC **GarageSpaces:** 2  
**ListAOR:** mfrmls

## Location Details

**Township:** 31 **Road Surface Type:** Paved

## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sliding Doors

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Phone Available, Public, Sewer Available, Sewer Connected, Water Available, Water Connected

**Sewer:** Public Sewer

**Heating:** Electric

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit, Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

## Property Details

**Subdivision Name:** SHADY CREEK PRESERVE PH 1

**Parcel Number:** U-20-31-20-91U-000003-00019.0

**Levels:** One

**Direction Faces:** North

**Foundation Details:** Slab

**Construction Materials:** Concrete

**Listing Terms:** Cash, Conventional, FHA, VA Loan

## Association Information

**Association YN:** Yes

**Association Fee:** 380

**Association Fee Frequency:** Semi-Annually

**Community Features:** Street Lights

## Fees & Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$5,526

**Tax Legal Description:** SHADY CREEK PRESERVE PHASE 1 LOT 19 BLOCK 3



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## Rooms

Room type	Level
Living Room	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Bedroom 4	First
Kitchen	First
Balcony/Porch/Lanai	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Street Lights

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Phone Available, Public, Sewer Available, Sewer Connected, Water Available, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sliding Doors

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Walk-In Closet(s)



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## Building Details

**New Construction YN:** No

**Exterior material:** Concrete

**Heating:** Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, 24 Hour Notice, Appointment Only



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