

# 10865 TIMUCUAN ROAD SUMMERFIELD FL 34491

<https://candiscarmichael.com>



Tucked away in the quiet beauty of Bird Island, this charming 3-bedroom, 2-bathroom home offers the kind of privacy and comfort that's hard to find. Whether you're looking for a full-time residence or a peaceful getaway, this home checks all the boxes. Step inside and you're greeted by a spacious, open layout with luxury vinyl [...]

- 3 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1715 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFROM710035



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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/OM710035>

## Basics

**Bathrooms Full:** 2

**Category:** Manufactured Home

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1715 sq ft

**Year built:** 1995

**ListOfficeName:** EXP REALTY LLC

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 21344 sq ft

**SubdivisionName:** JOHNSON WALLACE E JR

**ListAOR:** mfrmls

## Location Details

**Township:** 17S

**Road Surface Type:** Paved

**Elementary School:** Stanton-Weirsdale Elem. School    **Middle Or Junior School:** Lake Weir Middle School

**High School:** Lake Weir High School

## Property Features



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**Interior Features:** Ceiling Fans(s), Thermostat, Walk-In Closet(s)

**Flooring:** Luxury Vinyl

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Exterior Features:** Lighting, Private Mailbox

**Security Features:** Smoke Detector(s)

**Water Source:** Well

**Cooling:** Central Air

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

**Laundry Features:** Laundry Room

**Waterfront Features:** Lake Front

**Fireplace Features:** Living Room

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Available

**Sewer:** Septic Tank

**Heating:** Central

## Property Details

**Subdivision Name:** JOHNSON WALLACE E JR

**Levels:** One

**Foundation Details:** Pillar/Post/Pier

**Parcel Number:** 47772-000-13

**Direction Faces:** South

**Construction Materials:** Vinyl Siding

## Fees & Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$820

**Tax Lot:** 13

**Tax Legal Description:** SEC 23 TWP 17 RGE 23 PLAT BOOK UNR PAGE 177 WALLACE E JOHNSON JR LOT 13 BEING MORE FULLY DESC AS FOLLOWS: BEGIN AT A PT WHICH IS S 579.41 FT & E 1805.60 FT FROM THE NW COR OF NE 1/4 TH MEANDERING IN A CLOCKWISE DIRECTION ALONG AND WITH SAID 57.40 FT CONTOUR LINE THE FOLLOWING MEANDER LINE BEARING & DISTANCE N 10-03-34 W 82.46 FT TH S 67-44-17 E 118.49 FT TH N 78-09-42 E 54.91 FT TO THE POB TH S 78-09-42 W 54.91 FT TO THE PC OF A CURVE CONCAVE SLY HAVING A RADIUS OF 325 FT TH WLY ALONG ARC OF CUR VE AN ARC DISTANCE OF 5 FT TH N 19-25-48 W TO THE WATERS OF LAKE WEIR TH NELY ALONG WATERS OF LAKE WEIR TO A PT THAT IS N 21-50-30 W OF THE POB TH S 21-50-30 E TO THE POB & LOT 14 BEING MORE FULLY DESC AS FOLLOWS: COM AT THE NW COR OF NE 1/4 OF

## Rooms



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Room type	Level
Great Room	First
Primary Bedroom	First
Kitchen	First

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**Utilities:** Cable Available, Electricity Available

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

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Private Mailbox

**Features:** Ceiling Fans(s), Living Room, Thermostat, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Lockbox

**Occupant Type:** Owner



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