#### 11026 BRAHMAN RANCH CIRCLE RIVERVIEW FL 33578

https://candiscarmichael.com









Welcome to your Elegant Sanctuary in the heart of Riverview, Florida. Experience elevated living in this exquisite William Ryan-built residence showcasing the sought-after Canaveral floor plan in the exclusive, gated enclave of Providence Ranch a boutique community of just 21 distinguished homes. From the moment you arrive, impeccable curb appeal sets the tone, with lush [...]

- 3 beds
- 3 baths
- Residentia
- Single Family Residence
- Active
- 2287 sq ft



## **Courtesy of**

**Listing Office:** DALTON WADE INC **Office ID:** MFR260031661

Status: Active MLS ID: MFRTB8408143



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## **Description**

Virtual Tour: https://tampa-home-photos.aryeo.com/sites/zevplwn/unbranded

### **Basics**

**Category:** Single Family Residence **Type:** Residential

**Bedrooms: 3** beds **Bathrooms: 3** baths

**Half baths: 0** half baths **Floors: 1** floor

**Area, sq ft: 2287** sq ft **Lot size, sq ft: 9848** sq ft

Year built: 2016 SubdivisionName: PROVIDENCE RANCH

**ListOfficeName:** DALTON WADE INC **GarageSpaces:** 3

#### **Location Details**

**ListAOR:** mfrmls

Township: 30 Road Surface Type: Paved

Road Responsibility: Private Maintained Road Elementary School: Riverview Elem School-

HB

Middle Or Junior School: Giunta Middle-HB High School: Riverview-HB

## **Property Features**





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Interior Features: Ceiling Fans(s), High Ceilings, Appliances: Dishwasher, Disposal, In Wall Pest System, Open Floorplan, Stone

Counters, Thermostat, Walk-In Closet(s)

Flooring: Bamboo, Tile

Patio And Porch Features: Front Porch,

Screened

Attached Garage YN: Yes

Pets Allowed: Yes

**Roof:** Shingle

Window Features: Blinds

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Public, Sewer Connected, Water Connected

Sewer: Public Sewer

**Heating:** Central, Electric, Heat Pump

Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 3

Exterior Features: Lighting, Rain Gutters,

Sidewalk

Security Features: Gated Community,

Smoke Detector(s)

**Architectural Style:** Contemporary

Water Source: Public

Cooling: Central Air

Lot Features: Landscaped, Level, Sidewalk

## **Property Details**

Subdivision Name: PROVIDENCE RANCH Parcel Number: U-17-30-20-A00-00000-00006.0

**Direction Faces: South** Levels: One

Foundation Details: Slab Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA

Loan

### **Association Information**

**Association YN:** Yes **Association Fee: 270** 

Association Fee Frequency: Monthly **Association Fee Includes: Escrow** Reserves Fund, Internet, Maintenance

Grounds

Community Features: Community Mailbox, Deed Restrictions, Gated Community - No Guard, Sidewalks



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### Fees&Taxes

Tax Year: 2024 Tax Annual Amount: \$5,454

#### **Rooms**

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x22	First	22	13
Bathroom 2	15x13	First	13	15
Bathroom 3	12x15	First	15	12
Dining Room	14x14	First	14	14
Kitchen	11x14	First	14	11
Living Room	16x19	First	19	16
Primary Bathroom		First		
Den	10x12	First	12	10
Dinette	9x15	First	15	9

# **Amenities & Features**



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Waterfront available: No AttachedGarageYN: Yes

PoolPrivateYN: No

**Security Features:** Gated Community, Smoke

Detector(s)

WindowFeatures: Blinds

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Microwave,

Range, Refrigerator

GarageYN: Yes
FireplaceYN: No
Cooling: Central Air

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Gated Community - No

Guard, Sidewalks

ExteriorFeatures: Lighting, Rain Gutters,

Sidewalk

**Features:** Ceiling Fans(s), High Ceilings, In Wall Pest System, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s)

## **Building Details**

ArchitecturalStyle: Contemporary NewConstructionYN: No

**Heating:** Central, Electric, Heat Pump **Exterior material:** Block, Stucco

Roof: Shingle

### **Miscellaneous**

Ownership: Fee Simple Occupant Type: Owner

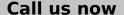
Other Equipment: Irrigation Showing Requi

Equipment

**Showing Requirements:** Supra Lock Box, 24 Hour Notice, Appointment Only, Call Listing Agent, See Remarks,

ShowingTime





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