

11106 LELAND GROVES DRIVE RIVERVIEW FL 33579

<https://candiscarmichael.com>



Experience the very best of Florida living in this beautifully maintained, truly move-in-ready home with peaceful water views, perfectly positioned in the heart of Southfork Lakes. From the moment you arrive, you will feel the difference, enjoying the rare privacy of having no rear neighbors and a serene backyard setting that serves as your own [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1516 sq ft



Courtesy of

Listing Office: COMPASS FLORIDA LLC

Status: Active

Office ID: MFR249532121

MLS ID: MFRTB8474912



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8474912>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 4909 sq ft

View: Trees/Woods, Water

ListOfficeName: COMPASS FLORIDA LLC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1516 sq ft

Year built: 2020

SubdivisionName: CARLTON LAKES WEST PH 2B

GarageSpaces: 2

Location Details

Township: 31

Elementary School: Summerfield-HB

High School: Sumner High School

Road Surface Type: Paved

Middle Or Junior School: Eisenhower-HB

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Rear Porch

Waterfront Features: Pond

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Other, Sidewalk, Sliding Doors

Security Features: Secured Garage/Parking, Security Lights, Smoke Detector(s)

Architectural Style: Contemporary

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Electric Water Heater, Microwave, Other, Range, Range Hood, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds

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

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Conservation Area, In County, Landscaped, Near Golf Course, Sidewalk, Paved, Unincorporated

Property Details

Subdivision Name: CARLTON LAKES WEST PH 2B

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: U-20-31-20-B01-000009-00054.0

Direction Faces: East

Construction Materials: Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee: 136

Association Fee Frequency: Annually

Association Fee Includes: Common Area Taxes, Pool, Management, Other

Association Amenities: Clubhouse, Fence Restrictions, Other, Park, Playground, Pool

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Park, Playground, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$7,608

Tax Other Annual Assessment Amount: 2606

Tax Legal Description: CARLTON LAKES WEST PHASE 2B LOT 54 BLOCK 9

Tax Lot: 54

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x13	First	13	14
Bedroom 2	11x11	First	11	11
Bedroom 3	12x11	First	11	12
Kitchen	15x9	First	9	15
Laundry	8x7	First	7	8
Balcony/Porch/Lanai	11x8	First	8	11
Living Room	24x18	First	18	24
Family Room	15x12	First	12	15

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Secured Garage/Parking, Security Lights, Smoke Detector(s)

WindowFeatures: Blinds

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

Amenities: Dishwasher, Dryer, Electric Water Heater, Microwave, Other, Range, Range Hood, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Park, Playground, Pool, Sidewalks, Street Lights

ExteriorFeatures: Lighting, Other, Sidewalk, Sliding Doors

Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Contemporary

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Appointment Only, See Remarks, ShowingTime



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