# 11130 CARRIAGE HILL DRIVE PORT RICHEY FL 34668

https://candiscarmichael.com

Virtually Staged. TIMBER OAKS FAIRWAY VILLAS! Desirable 55+ Community! Beautifully maintained 2 bedroom, 2 bath condo with **Water Views** and comfortable, low maintenance living. This move in ready home features new laminate flooring and tile throughout, fresh interior paint, and has been only seasonally occupied. Enjoy the added outdoor living space with a 150 Sq [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 954 sq ft

## Courtesy of

**Listing Office:** EXP REALTY LLC

**Office ID:** MFR261010944

**Status:** Active

**MLS ID:** MFRTB8541404


### Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

## Description

**Virtual Tour:** https://www.propertypanorama.com/instaview/stellar/TB8541404

## Basics

**Unit Number:** 6

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms: 2** baths

**Floors: 1** floor

**Lot size, sq ft: 0** sq ft

**UnitNumber:** 6

**ListOfficeName:** EXP REALTY LLC

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms: 2** beds

**Half baths: 0** half baths

**Area, sq ft: 954** sq ft

**Year built:** 1976

**SubdivisionName:** TIMBER OAKS

**ListAOR:** mfrmls

## Location Details

**Township:** 25

**Road Surface Type:** Paved

## Property Features


### Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc

THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Split Bedroom, Walk-In Closet(s)

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Range, Range Hood, Refrigerator, Washer

**Flooring:** Carpet, Ceramic Tile, Laminate

**Laundry Features:** Inside

**Patio And Porch Features:** Deck, Patio, Porch, Screened

**Pool Features:** Heated, Indoor, Salt Water

**Spa YN:** Yes

**Parking Features:** Assigned, Guest

**Carport YN:** Yes

**Carport Spaces:** 1

**Pets Allowed:** No

**Roof:** Built-Up

**Window Features:** Blinds

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

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Electric

**Furnished:** Unfurnished

**Lot Features:** In County, Paved

## Property Details

**Subdivision Name:** TIMBER OAKS

**Parcel Number:** 11-25-16-0100-00300-00F0

**Levels:** One

**Direction Faces:** Northwest

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

## Association Information


**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc

THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Pest Control, Recreational Facilities, Sewer, Trash, Water

**Association Amenities:** Cable TV, Clubhouse, Fitness Center, Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s)

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Golf Carts OK, Park, Pool, Tennis Court(s), Street Lights

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** $2,237

**Tax Legal Description:** TIMBER OAKS FAIRWAY VILLAS CONDO 1 PB 13 PGS 38 TO 44 APT F BLDG 3 & COMMON ELEMENTS OR 5324 PG 315

**Tax Lot:** 00F0

## Rooms


**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

| Room type | Dimensions | Length | Width |
|---|---|---|---|
| Kitchen | 8x11 | 11 | 8 |
| Living Room | 12x21 | 21 | 12 |
| Primary Bathroom | 4x8 | 8 | 4 |
| Primary Bedroom | 12x14 | 14 | 12 |
| Bedroom 2 | 11x10 | 10 | 11 |
| Laundry | 4x7 | 7 | 4 |
| Bathroom 2 | 9x5 | 5 | 9 |
| Balcony/Porch/Lanai | 20x6 | 6 | 20 |

## Amenities & Features


**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc

THE STANDARD OF EXCELLENCE

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Golf Carts OK, Park, Pool, Tennis Court(s), Street Lights

**PoolFeatures:** Heated, Indoor, Salt Water

**Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Split Bedroom, Walk-In Closet(s)

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

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

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Range, Range Hood, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Assigned, Guest

**Heating:** Central, Electric

**Roof:** Built-up

## Miscellaneous

**Ownership:** Condominium

**Other Structures:** Shed(s)

**Occupant Type:** Vacant

**Showing Requirements:** Go Direct, Lock Box Coded, ShowingTime


### Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE