

# 11247 PADDOCK MANOR AVENUE RIVERVIEW FL 33569

<https://candiscarmichael.com>



Immaculate 2020-Built Home in Gated Paddock Manor – Modern, Move-In Ready & Priced to Sell! Nestled behind the private gates of Paddock Manor, one of Riverview’s newest and most sought-after enclaves, 11247 Paddock Manor Ave combines contemporary style with everyday practicality. Built in 2020 by William Ryan Homes, this light-filled single-story residence feels fresh and [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1987 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8456741



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://orders.photostudiosolutions.com/sites/zxegxla/unbranded>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1987 sq ft

**Lot size, sq ft:** 6000 sq ft

**Year built:** 2020

**View:** Trees/Woods

**SubdivisionName:** PADDOCK MANOR

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**GarageSpaces:** 2

**ListAOR:** mfrmls

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## Location Details

**Township:** 30

**Road Surface Type:** Asphalt

**Elementary School:** Boyette Springs-HB

**Middle Or Junior School:** Rodgers-HB

**High School:** Riverview-HB

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## Property Features



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**Interior Features:** Ceiling Fans(s), Central Vacuum

**Flooring:** Carpet, Luxury Vinyl

**Patio And Porch Features:** Covered, Enclosed, Front Porch, Porch, Rear Porch

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, Water Connected

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Garden, Hurricane Shutters, Lighting, Sliding Doors

**Architectural Style:** Contemporary

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Cleared, Paved, Private, Unincorporated

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## Property Details

**Subdivision Name:** PADDOCK MANOR

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-28-30-20-B6D-000000-00028.0

**Direction Faces:** North

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Community Features:** Street Lights

**Association Fee:** 230

**Association Amenities:** Gated

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Legal Description:** PADDOCK MANOR LOT 28

**Tax Annual Amount:** \$3,241

**Tax Lot:** 28

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	13x12	First	12	13
Dining Room	10x13	First	13	10
Great Room	15x20	First	20	15
Primary Bedroom	12x15	First	15	12
Dinette	10x7	First	7	10
Bathroom 1	11x10	First	10	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Street Lights

**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Garden, Hurricane Shutters, Lighting, Sliding Doors

**Features:** Ceiling Fans(s), Central Vacuum



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## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation  
Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Call Before  
Showing, Call Listing Agent, Call Owner, No Lockbox, See  
Remarks, ShowingTime



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