

# 11446 CAMBRAY CREEK LOOP RIVERVIEW FL 33579

<https://candiscarmichael.com>



Welcome to Cambray Creek — where comfort, convenience, and low-maintenance living come together as the HOA Fee Includes: Lawn Care, Gated Community, Roof and Exterior Maintenance, Painting of Exterior giving you peace of mind that everything on the outside is taken care of. Nestled inside a private, gated community, this MOVE-IN READY ready 2-bedroom, 2-bath [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1470 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRTB8467216



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Phone: 727-888-3292

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



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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4523 sq ft

**SubdivisionName:** PANTHER TRACE PH 2A-2 UNIT

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1470 sq ft

**Year built:** 2011

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 31

**Elementary School:** Collins-HB

**Road Surface Type:** Paved

**High School:** Riverview-HB

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## Property Features

**Interior Features:** Eat-in Kitchen, Primary Bedroom Main Floor

**Flooring:** Tile

**Patio And Porch Features:** Patio

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

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

**Sewer:** Public Sewer

**Heating:** Central

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**Subdivision Name:** PANTHER TRACE PH  
2A-2 UNIT

**Parcel Number:** U-04-31-20-85A-000004-00029.0

**Levels:** One

**Direction Faces:** South

**Foundation Details:** Block

**Construction Materials:** Stucco

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

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee:** 275

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Pool, Maintenance  
Structure, Maintenance Grounds, Maintenance

**Community Features:** Gated Community - No  
Guard, Pool

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$3,306

**Tax Other Annual Assessment  
Amount:** 1022

**Tax Legal Description:** PANTHER TRACE PHASE  
2A-2 UNIT 1 LOT 29 BLOCK 4

**Tax Lot:** 29

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	13x17	First	17	13
Primary Bedroom	12x14	First	14	12
Primary Bathroom	10x14	First	14	10
Bedroom 2	12x11	First	11	12
Kitchen	12x17	First	17	12
Dining Room	12x11	First	11	12
Bathroom 2	5x9	First	9	5
Office	11x11	First	11	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Gated Community - No Guard, Pool

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Eat-in Kitchen, Primary Bedroom Main Floor

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, ShowingTime



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