

11446 CAMBRAY CREEK LOOP RIVERVIEW FL 33579

<https://candiscarmichael.com>



\$288,000



Welcome to Cambray Creek that's now listed at \$288k — 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 [...]

- 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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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 3 days ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1470 sq ft

Year built: 2011

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 31

Elementary School: Collins-HB

Road Surface Type: Paved

High School: Riverview-HB

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

Property Details



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Subdivision Name: PANTHER TRACE PH
2A-2 UNIT

Levels: One

Foundation Details: Block

Listing Terms: Cash, Conventional, FHA,
VA Loan

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

Direction Faces: South

Construction Materials: Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Community Features: Gated Community - No
Guard, Pool

Association Fee: 275

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

Fees&Taxes

Tax Year: 2024

**Tax Other Annual Assessment
Amount:** 1022

Tax Lot: 29

Tax Annual Amount: \$3,306

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

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

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, ShowingTime



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