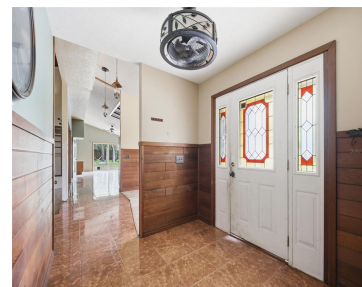


# 11506 FALKIRK PLACE RIVERVIEW FL 33569

<https://candiscarmichael.com>



\$490,000



INVESTOR SPECIAL | SELLER FINANCING AVAILABLE Set on 1 acre at the end of an elevated cul-de-sac, this 4 bedroom, 3 bathroom custom-built home offers space, privacy, and strong potential. This custom-built home offers a rare combination of space, privacy, and potential. The layout features a living room with high ceilings, a spacious kitchen with [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2486 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8494197



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Phone: 727-888-3292

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



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THE STANDARD OF EXCELLENCE

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8494197>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 42712 sq ft

**SubdivisionName:** SHADOW RUN UNIT 2

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2486 sq ft

**Year built:** 1988

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 30

**Road Surface Type:** Gravel

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Open Floorplan, Other, Vaulted Ceiling(s)

**Flooring:** Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sliding Doors

**Utilities:** Cable Available, Electricity Available

**Sewer:** Septic Tank

**Heating:** Central

**Appliances:** Other

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Metal

**Water Source:** Well

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** SHADOW RUN UNIT 2

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Owner Financing

**Parcel Number:** U-35-30-20-2T4-000018-00020.0

**Direction Faces:** Northwest

**Construction Materials:** Stucco, Frame

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 250

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** SHADOW RUN UNIT NO 2 LOT 20  
BLOCK 18

**Tax Annual Amount:** \$8,503

**Tax Lot:** 20

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	18x13	First	13	18
Kitchen	17x14	First	14	17
Living Room	25x16	First	16	25

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Sliding Doors

**Features:** Cathedral Ceiling(s), Open Floorplan, Other, Vaulted Ceiling(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Available, Electricity Available

**Amenities:** Other

## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame, Stucco

**Heating:** Central

**Roof:** Metal

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Combination Lock Box

**Occupant Type:** Vacant



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