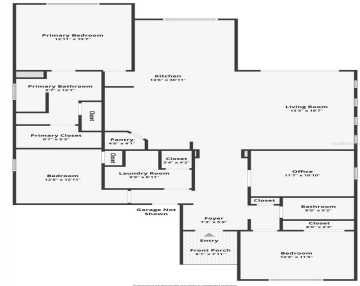


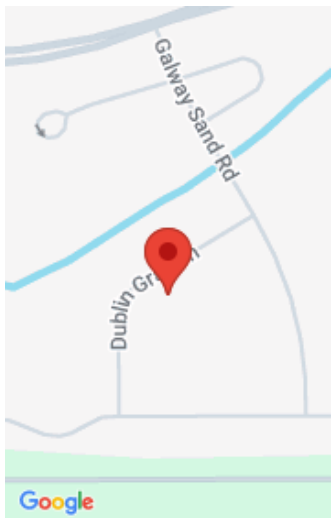
11621 DUBLIN GRAFTON DRIVE RIVERVIEW FL 33579

<https://candiscarmichael.com>



****Seller is offering \$5K credit towards closing costs or rate buy down**** This spacious ranch offering the perfect blend of comfort and convenience! This 3-bedroom, 2-bathroom gem includes a versatile den/office, ideal for those needing a dedicated workspace. Featuring an extended garage with an additional 4 feet of storage, plus a generously sized indoor laundry [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2080 sq ft



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THE STANDARD OF EXCELLENCE

Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRT3543730

Description

Virtual Tour:

https://www.zillow.com/view-imx/164dd4e8-bf69-4dfb-9f62-4406bee88b8f?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2080 sq ft

Year built: 2018

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6000 sq ft

SubdivisionName: SOUTH FORK TR O PH 2

GarageSpaces: 2

Location Details

Township: 31

Elementary School: Summerfield Crossing Elementary

High School: Sumner High School

Road Surface Type: Asphalt

Middle Or Junior School: Eisenhower-HB

Property Features



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Interior Features: Ceiling Fans(s), Kitchen/Family Room Combo, Stone Counters, Window Treatments

Flooring: Luxury Vinyl

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Irrigation System

Window Features: Blinds

Water Source: Public

Cooling: Central Air

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

Laundry Features: Inside, Laundry Room

Waterfront Features: Pond

Attached Garage YN: Yes

Pets Allowed: Dogs OK

Roof: Shingle

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Available, Water Connected

Sewer: Public Sewer

Heating: Electric, Heat Pump

Property Details

Subdivision Name: SOUTH FORK TR O PH 2

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: U-15-31-20-A8H-000000-00046.0

Direction Faces: Northwest

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Association Fee: 125

Community Features: Deed Restrictions, Playground, Pool, Sidewalks

Fees&Taxes



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Tax Year: 2023

Tax Annual Amount: \$5,421

Tax Other Annual Assessment Amount: 2384

Tax Legal Description: SOUTH FORK TRACT O
PHASE 2 LOT 46

Tax Lot: 46

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	14x16	First	16	14
Dining Room	10x18	First	18	10
Great Room	15x19	Second	19	15
Office	11x10	First	10	11
Primary Bedroom	12x18	First	18	12
Bedroom 2	12x12	First	12	12
Bedroom 3	12x11	First	11	12
Laundry	9x8	First	8	9

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Playground, Pool, Sidewalks

ExteriorFeatures: Hurricane Shutters, Irrigation System

Features: Ceiling Fans(s), Kitchen/Family Room Combo, Stone Counters, Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Available, Water Connected

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

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Electric, Heat Pump

Roof: Shingle

Miscellaneous

Ownership: Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

Occupant Type: Owner **Showing Requirements:** Appointment Only, Lock Box Electronic-CBS Code Required, ShowingTime



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