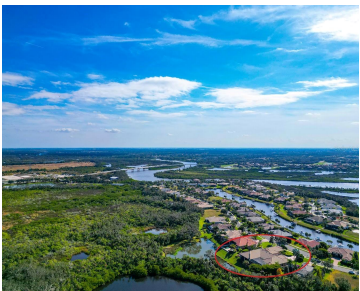


11716 RIVER SHORES TRAIL PARRISH FL 34219

https://candiscarmichael.com



Discover the perfect blend of craftsmanship, comfort, and elegance in this custom-built Arthur Rutenberg estate home, ideally located in The Isles of River Wilderness—one of the area’s most prestigious guard-gated, boating communities. Nestled on an exceptionally private preserve homesite of over half an acre, this residence is thoughtfully designed to capture the true essence of [...]

- 4 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 4363 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4676604



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4676604>

Basics

Bathrooms Full: 5

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 26049 sq ft

View: Park/Greenbelt, Pool, Trees/Woods

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 5 baths

Area, sq ft: 4363 sq ft

Year built: 2008

SubdivisionName: RIVER WILDERNESS PH III SP E, F & M

GarageSpaces: 3

Location Details

Township: 34

Road Responsibility: Private Maintained Road

Road Surface Type: Asphalt, Paved

Property Features



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Interior Features: Ceiling Fans(s), Central Vacuum, Crown Molding, Dry Bar, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Window Treatments

Flooring: Carpet, Ceramic Tile, Tile, Wood

Patio And Porch Features: Covered, Deck, Enclosed, Patio, Screened

Pool Features: Gunite, Heated, In Ground, Lighting, Pool Alarm, Screen Enclosure, Tile

Spa Features: Heated, In Ground

Waterfront Features: Pond

Fireplace Features: Gas, Living Room, Wood Burning

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Window Features: Window Treatments

Utilities: Cable Available, Cable Connected, Electricity Connected, Propane, Public, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

View: Park/Greenbelt, Pool, Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric, Exhaust Fan, Propane, Zoned

Lot Features: Conservation Area, Greenbelt, In County, Landscaped, Near Golf Course, Oversized Lot, Private, Sidewalk, Paved

Appliances: Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Pool Private YN: Yes

Spa YN: Yes

Waterfront YN: Yes

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Hurricane Shutters, Lighting, Outdoor Kitchen, Private Yard, Sidewalk, Sliding Doors

Security Features: Gated Community, Security Gate, Security System, Security System Owned, Smoke Detector(s)

Architectural Style: Custom, Florida

Vegetation: Trees/Landscaped, Wooded

Water Source: Public

Cooling: Central Air, Zoned

Furnished: Unfurnished

Property Details



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Subdivision Name: RIVER WILDERNESS PH III SP E, F & M

Parcel Number: 545913109

Levels: One

Direction Faces: North

Builder Name: Arthur Rutenberg

Foundation Details: Slab, Stem Wall

Construction Materials: Block, Concrete, Stucco

Association Information

Association YN: Yes

Association Fee: 4486

Association Fee Frequency:
Annually

Association Fee Includes: Guard - 24 Hour, Common Area Taxes, Management, Private Road

Association Amenities: Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Tennis Court(s)

Community Features: Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Sidewalks

Fees&Taxes

Tax Year: 2024

Tax Annual Amount:
\$17,315

Tax Legal Description: LOT 163 RIVER WILDERNESS PHASE III SUBPHASE E F & M PI#5459.1310/9

Tax Lot: 163

Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 1	12.58x13.66	First	13.66	12.58
Bedroom 2	14.83x12	First	12	14.83
Bedroom 3	14.83x12	First	12	14.83
Primary Bedroom	13.58x21.25	First	21.25	13.58
Balcony/Porch/Lanai	47.83x43.33	First	43.33	47.83
Office	23x26	First	26	23
Family Room	19x24	First	24	19
Dinette	11x14	First	14	11
Kitchen	14x17	First	17	14
Living Room	23.83x22	First	22	23.83
Dining Room	13x12	First	12	13
Foyer	7.83x7.83	First	7.83	7.83
Utility Room	7x12.5	First	12.5	7
Balcony/Porch/Lanai	33.83x15	First	15	33.83



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Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Sidewalks

ExteriorFeatures: Hurricane Shutters, Lighting, Outdoor Kitchen, Private Yard, Sidewalk, Sliding Doors

Utilities: Cable Available, Cable Connected, Electricity Connected, Propane, Public, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

Amenities: Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air, Zoned

Security Features: Gated Community, Security Gate, Security System, Security System Owned, Smoke Detector(s)

WindowFeatures: Window Treatments

PoolFeatures: Gunite, Heated, In Ground, Lighting, Pool Alarm, Screen Enclosure, Tile

Features: Ceiling Fans(s), Central Vacuum, Crown Molding, Dry Bar, Eat-in Kitchen, Gas, High Ceilings, Kitchen/Family Room Combo, Living Room, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Window Treatments, Wood Burning

Building Details

ArchitecturalStyle: Custom, Florida

Heating: Central, Electric, Exhaust Fan, Propane, Zoned

Roof: Tile

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Miscellaneous



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Ownership: Fee Simple

Other Equipment: Irrigation
Equipment, Private Yard

Occupant Type: Vacant

Showing Requirements: 24 Hour Notice, Appointment
Only, Listing Agent Must Accompany, No Lockbox, See
Remarks, ShowingTime



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