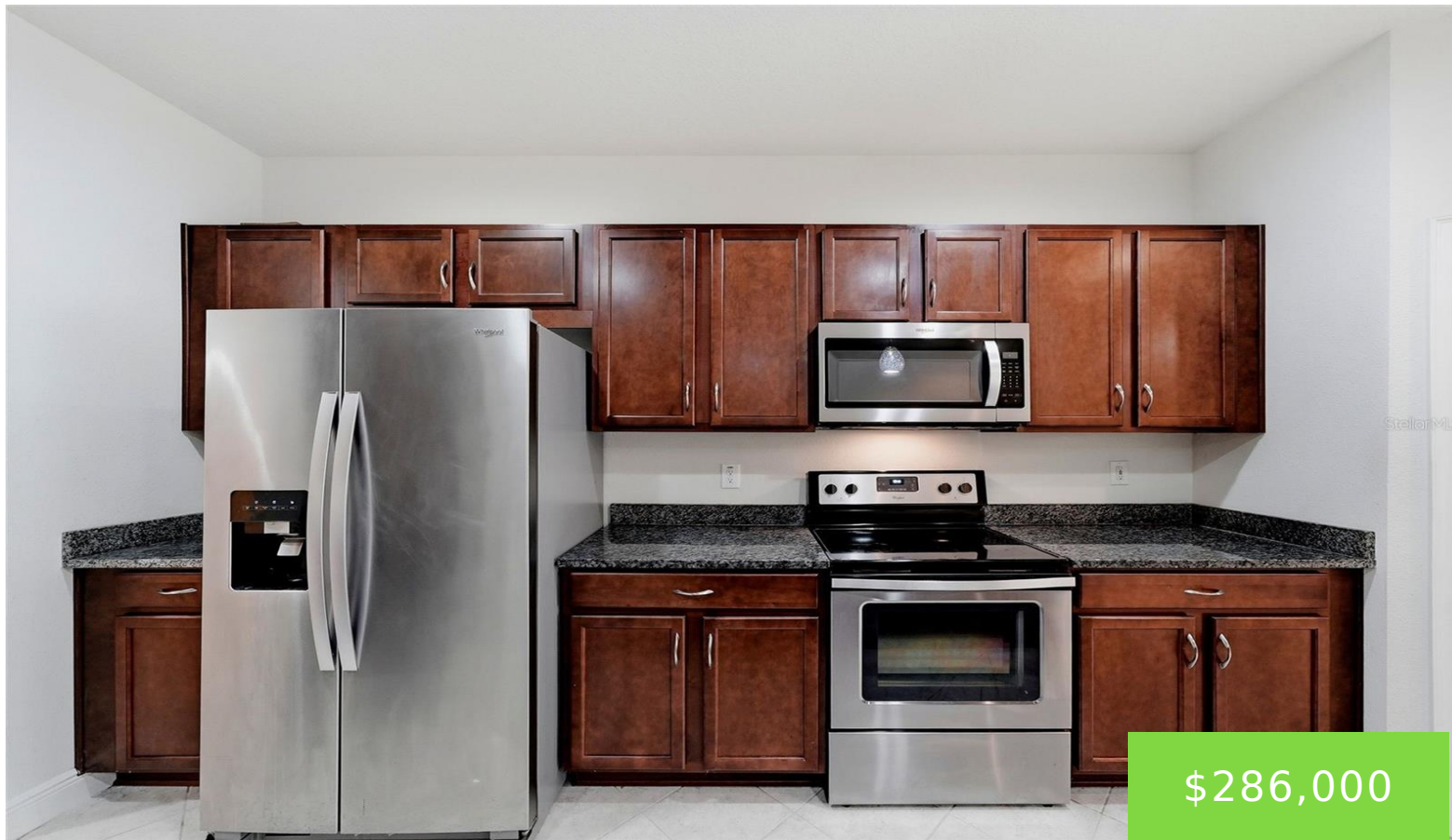


11752 CAMBIUM CROWN DRIVE RIVERVIEW FL 33569

https://candiscarmichael.com



\$286,000

GATED COMMUNITY!!! LOW HOA/CDD FEES!! Inviting townhome where the Gourmet Kitchen boasts warm nutmeg cabinets and granite countertops that compliment the 17X17 tile floors for an OPEN FLOOR PLAN. The large screened lanai with pavers overlooks a private wooded area. An oversized loft upstairs adds an additional bonus living space. In August 2026 a new [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1716 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8540237



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8540237>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 1763 sq ft

SubdivisionName: BOYETTE PARK PH 1/A 1/B 1/D

GarageSpaces: 1

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1716 sq ft

Year built: 2018

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 30

Elementary School: Boyette Springs-HB

High School: Riverview-HB

Road Surface Type: Asphalt

Middle Or Junior School: Rodgers-HB

Property Features



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Interior Features: Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Hurricane Shutters, Shade Sutter(s), Sidewalk

Window Features: Blinds, Double Pane Windows, Window Treatments

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Ice Maker, Kitchen Reverse Osmosis System, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener

Laundry Features: Laundry Closet

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

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

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: BOYETTE PARK PH 1/A 1/B 1/D

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: U-21-30-20-B0C-000000-00230.0

Direction Faces: South

Construction Materials: Block, Stucco, Frame

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 305

Association Fee Includes: Maintenance Structure, Maintenance Grounds, Pool

Community Features: Dog Park, Gated Community - No Guard, Playground, Pool, Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,432

Tax Other Annual Assessment Amount: 855

Tax Legal Description: BOYETTE PARK PHASES 1A/1B/1D LOT 230

Tax Lot: 230

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x13	Second	13	13
Kitchen	6x13	First	13	6
Loft	11x14	Second	14	11
Bedroom 2	10x11	Second	11	10
Bedroom 3	11x10	Second	10	11
Great Room	13x15	First	15	13

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Dog Park, Gated Community - No Guard, Playground, Pool, Street Lights

ExteriorFeatures: Hurricane Shutters, Shade Shutter(s), Sidewalk

Features: Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Double Pane Windows, Window Treatments

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

Amenities: Dishwasher, Disposal, Dryer, Ice Maker, Kitchen Reverse Osmosis System, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener

Building Details

NewConstructionYN: No

Exterior material: Block, Frame, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Supra Lock Box

Occupant Type: Vacant



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