

# 11818 VALHALLA WOODS DRIVE RIVERVIEW FL 33579

<https://candiscarmichael.com>



Welcome to your new home inside the desirable Ballantrae Community! This spacious 4-bedroom, 3-bath residence features an open-concept layout with a stylish kitchen showcasing an oversized island, sleek quartz countertops, stainless steel appliances, and a large walk-in pantry. The spa-style primary suite offers dual vanities, a deep soaking tub, a frameless glass shower, and a [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2536 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Office ID:** MFR261010944

**Status:** Active

**MLS ID:** MFRA4667078



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6257 sq ft

**SubdivisionName:** BALLENTRAE SUB PH 2

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2536 sq ft

**Year built:** 2016

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 31

**Road Surface Type:** Asphalt

**Elementary School:** Warren Hope Dawson Elementary

**Middle Or Junior School:** Rodgers-HB

**High School:** Riverview-HB

## Property Features

**Interior Features:** Ceiling Fans(s), Walk-In Closet(s)

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

**Flooring:** Carpet, Tile

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

**Fencing:** Vinyl

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Water Connected

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Lot Features:** Landscaped, Sidewalk, Paved



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## Property Details

**Subdivision Name:** BALLENTRAE SUB PH 2    **Parcel Number:** U-03-31-20-A2T-000006-00034.0  
**Levels:** Two    **Direction Faces:** South  
**Foundation Details:** Slab    **Construction Materials:** Block, Stucco  
**Listing Terms:** Cash, Conventional, FHA, VA  
Loan

## Association Information

**Association YN:** Yes    **Association Fee:** 133  
**Association Fee Frequency:** Annually

## Fees&Taxes

**Tax Year:** 2024    **Tax Annual Amount:** \$6,410  
**Tax Other Annual Assessment Amount:** 2486    **Tax Legal Description:** BALLENTRAE SUBDIVISION PHASE 2 LOT 34 BLOCK 6  
**Tax Lot:** 34

## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	11x14	First	14	11
Primary Bedroom	16x15	Second	15	16
Living Room	16x20	First	20	16
Dining Room	10x13	First	13	10
Dinette	11x8	First	8	11
Loft	17x16	Second	16	17

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Water Connected

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

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, Call Listing Agent, ShowingTime



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