



Look!! A newly painted drive and porch on this lovely twin tree model not only with a beautiful water view, but the assumption of a VA loan at 2.75% may also be possible!! The home features a newly painted spacious living room/dining room combo with plantation shutters, neutral decor and brand new laminate flooring! The [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1756 sq ft



Courtesy of

**Listing Office:** DALTON WADE INC  
**Status:** Active

**Office ID:** MFR260031661  
**MLS ID:** MFRTB8425181

Description



**Call us now**  
Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1756 sq ft

**Year built:** 1980

**SubdivisionName:** SUN CITY CENTER UNIT 45 1ST AD

**GarageSpaces:** 2

**Date added:** Added 2 days ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7440 sq ft

**View:** Water

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 32

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Paved

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

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

**Flooring:** Laminate, Tile

**Patio And Porch Features:** Front Porch, Patio

**Spa YN:** Yes

**Waterfront YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Electricity Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Near Golf Course, Sidewalk, Paved

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Pool Features:** Gunite, Heated, In Ground, Indoor, Lap

**Spa Features:** Heated, In Ground

**Waterfront Features:** Pond

**Garage YN:** Yes

**Garage Spaces:** 2

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

**Window Features:** Blinds

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** SUN CITY CENTER UNIT 45 1ST AD

**Levels:** One

**Direction Faces:** West

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, VA Loan

**Parcel Number:** U-07-32-20-2X2-000005-00014.0

**Property Attached YN:** Yes

**Builder Model:** TWINTREE

**Construction Materials:** Block, Stucco

---

## Association Information



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Clubhouse, Fence Restrictions, Fitness Center, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trail(s)

**Association Fee:** 235

**Association Fee Includes:** Pool, Maintenance Grounds, Management, Recreational Facilities

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Pool, Sidewalks, Tennis Court(s)

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** SUN CITY CENTER UNIT 45 1ST  
ADDITION LOT 14 BLOCK 5

**Tax Annual Amount:** \$1,316

**Tax Lot:** 14

---

## Rooms



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Living Room	20x14	First	14	20
Family Room	14x16	First	16	14
Dining Room	11x10	First	10	11
Kitchen	9x12	First	12	9
Primary Bedroom	13x13	First	13	13
Primary Bathroom		First		
Primary Bedroom 2	12x12	First	12	12
Bathroom 2	12x9	First		
Laundry	9x12	First	12	9
Florida Room	16x12	First	12	16

## Amenities & Features



### Call us now

Phone: 727-888-3292

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



**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Spa Features:** Heated, In Ground

**WindowFeatures:** Blinds

**PoolFeatures:** Gunite, Heated, In Ground, Indoor, Lap

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Pool, Sidewalks, Tennis Court(s)

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

**Utilities:** Electricity Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE