12206 FAIRLAWN RIVERVIEW FL 33579

https://candiscarmichael.com

Welcome to this beautifully maintained, move-in-ready two-story home offering 4 bedrooms, 2.5 bathrooms, and 2,831 square feet of thoughtfully designed living space. From the moment you arrive, you'll appreciate the pride of ownership and numerous recent upgrades, including a brand-new metal roof and new luxury vinyl flooring throughout. The recently upgraded kitchen features new cabinetry, […]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2831 sq ft

Courtesy of

Listing Office: SMITH & ASSOCIATES REAL ESTATE

Office ID: MFR616100

Status: Active

MLS ID: MFRTB8545243

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 2

Bathrooms Half: 1

Date added: Added 2 hours ago

Category: Single Family Residence

Type: Residential

Bedrooms: 4 beds

Bathrooms: 3 baths

Half baths: 1 half bath

Area, sq ft: 2831 sq ft

Lot size, sq ft: 6600 sq ft

Year built: 2010

SubdivisionName: PANTHER TRACE PHASE 2B-2

ListOfficeName: SMITH & ASSOCIATES REAL ESTATE

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 31

Road Surface Type: Paved

Elementary School: Collins PreK-8 School

Middle Or Junior School: Collins PreK 8 School

High School: Riverview-HB

Property Features

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Interior Features: Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Ceiling Fans(s)

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

Flooring: Luxury Vinyl, Carpet

Laundry Features: Laundry Room, Inside, Upper Level

Patio And Porch Features: Front Porch

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Hurricane Shutters, Lighting, Sidewalk

Roof: Metal

Utilities: Public, Sewer Connected, Water Connected, Electricity Connected

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Electric

Furnished: Unfurnished

Lot Features: Conservation Area, Sidewalk, Paved

Property Details

Subdivision Name: PANTHER TRACE PHASE 2B-2

Parcel Number: U043120963000021000120

Levels: Two

Direction Faces: East

Foundation Details: Slab

Construction Materials: Stucco, Block

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 65

Association Fee Frequency: Monthly

Association Fee Includes: Pool, Maintenance Grounds

Association Amenities: Basketball Court, Clubhouse, Maintenance, Park, Pickleball Court(s), Playground, Pool, Tennis Court(s), Trail(s)

Community Features: Dog Park, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

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Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 2044

Tax Lot: 12

Tax Annual Amount: $6,216

Tax Legal Description: PANTHER TRACE PHASE 2B-2 LOT 12 BLOCK 21

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x18	Second	18	12
Bedroom 2	17x11	Second	11	17
Bedroom 3	14x11	Second	11	14
Bedroom 4	14x11	Second	11	14
Bonus Room	11x11	Second	11	11
Dining Room	11x13	First	13	11
Family Room	18x12	First	12	18
Kitchen	9x9	First	9	9
Living Room	12x12	First	12	12

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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Dog Park, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

Utilities: Public, Sewer Connected, Water Connected, Electricity Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Hurricane Shutters, Lighting, Sidewalk

Features: Ceiling Fans(s), Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Metal

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, Appointment Only

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