

# 12211 SNOWY EGRET AVENUE WEEKI WACHEE FL 34614

<https://candiscarmichael.com>



Welcome to this nearly new 4-bedroom, 2-bath single-family home in Weeki Wachee, Florida, built in 2022 and located in a peaceful NO HOA, NO CDD community in the heart of Florida's beautiful Nature Coast. This move-in ready Weeki Wachee home for sale offers modern design, open living spaces, and the lifestyle buyers are searching for [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1874 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Office ID:** MFR261019292

**Status:** Active

**MLS ID:** MFRTB8443139



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

<b>Bathrooms Full:</b> 2	<b>Date added:</b> Added 4 hours ago
<b>Category:</b> Single Family Residence	<b>Type:</b> Residential
<b>Bedrooms:</b> 4 beds	<b>Bathrooms:</b> 2 baths
<b>Half baths:</b> 0 half baths	<b>Area, sq ft:</b> 1874 sq ft
<b>Lot size, sq ft:</b> 20000 sq ft	<b>Year built:</b> 2022
<b>SubdivisionName:</b> ROYAL HIGHLANDS UNIT 7	<b>ListOfficeName:</b> MARK SPAIN REAL ESTATE
<b>GarageSpaces:</b> 2	<b>ListAOR:</b> mfrmls

## Location Details

<b>Township:</b> 21	<b>Road Surface Type:</b> Limerock
<b>Elementary School:</b> Winding Waters K8	<b>Middle Or Junior School:</b> Winding Waters K-8
<b>High School:</b> Weeki Wachee High School	

## Property Features

<b>Interior Features:</b> Built-in Features, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)	<b>Appliances:</b> Convection Oven, Dishwasher, Disposal, Dryer, Freezer, Ice Maker, Microwave, Refrigerator, Washer
<b>Flooring:</b> Carpet, Tile	<b>Laundry Features:</b> Laundry Room
<b>Patio And Porch Features:</b> Patio	<b>Garage YN:</b> Yes
<b>Attached Garage YN:</b> Yes	<b>Garage Spaces:</b> 2
<b>Exterior Features:</b> Lighting, Private Mailbox, Sliding Doors	<b>Roof:</b> Shingle
<b>Architectural Style:</b> Ranch	<b>Utilities:</b> BB/HS Internet Available, Electricity Connected, Water Connected
<b>Water Source:</b> Well	<b>Sewer:</b> Septic Tank
<b>Cooling:</b> Central Air	<b>Heating:</b> Central, Electric
<b>Lot Features:</b> Conservation Area, Oversized Lot	



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## Property Details

**Subdivision Name:** ROYAL HIGHLANDS UNIT 7 **Parcel Number:** R01-221-17-3357-0432-0220  
**Levels:** One **Direction Faces:** East  
**Foundation Details:** Slab **Construction Materials:** Block, Stucco

## Fees & Taxes

**Tax Year:** 2024 **Tax Annual Amount:** \$3,440  
**Tax Legal Description:** ROYAL HIGHLANDS UNIT 7 BLK 432 **Tax Lot:** 22  
LOT 22

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First
Dining Room	First
Bedroom 2	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Lighting, Private Mailbox, Sliding Doors

**Features:** Built-in Features, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available, Electricity Connected, Water Connected

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Freezer, Ice Maker, Microwave, Refrigerator, Washer

## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Call Listing Agent, Lock Box Coded, ShowingTime



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