

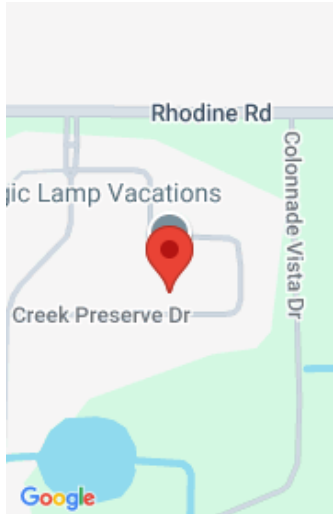
# 12267 CREEK PRESERVE DRIVE RIVERVIEW FL 33579

<https://candiscarmichael.com>



Assumable VA Loan with a 2.25% interest rate. WELCOME HOME to the highly sought after and gated community of Bell Creek Preserve!! Low HOA & NO CDDs!! If you enjoy a beautiful tranquil environment but still want to be close to the heart of it all then look no further! This amazing Sweetwater Floorplan has [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1921 sq ft



### Call us now

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



---

# Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRT3551932

---

## Description

**Virtual Tour:**

[https://www.zillow.com/view-imx/25fa4070-f828-4302-978a-644ca42bf3be?setAttribution=mls&wl=true&initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-imx/25fa4070-f828-4302-978a-644ca42bf3be?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard)

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6000 sq ft

**SubdivisionName:** BELL CREEK PRESERVE PH 1

**GarageSpaces:** 2

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1921 sq ft

**Year built:** 2018

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 30

**Elementary School:** Warren Hope Dawson Elementary

**High School:** Riverview-HB

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Barrington Middle

---

## 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), High Ceilings, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

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

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Number Limit

**Fencing:** Fenced

**Window Features:** Blinds, Double Pane Windows, Low Emissivity Windows, Rods, Window Treatments

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

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Irrigation System, Sidewalk, Sliding Doors

**Roof:** Shingle

**Architectural Style:** Contemporary

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** BELL CREEK PRESERVE PH 1

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-36-30-20-A07-000000-00127.0

**Direction Faces:** South

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Playground, Vehicle Restrictions

**Association Fee:** 369

**Association Fee Includes:** Cable TV, Escrow Reserves Fund, Insurance, Internet, Management

**Community Features:** Community Mailbox, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Playground, Sidewalks



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$4,453

**Tax Legal Description:** BELL CREEK PRESERVE PHASE 1 LOT  
127

**Tax Lot:** 127

---

## Green Building Info

**Green Water Conservation:** Drip Irrigation

**Green Energy Efficient:** Windows

---

## 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
Bedroom 1	11x10	First	10	11
Bedroom 2	11x10	First	10	11
Bedroom 3	10x10	First	10	10
Primary Bedroom	12x15	First	15	12
Dining Room	10x13	First	13	10
Dinette	7x9	First	9	7
Great Room	15x20	First	20	15
Balcony/Porch/Lanai	14x8	First	8	14
Kitchen	12x12	First	12	12

## Amenities & Features



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Playground, Sidewalks

**ExteriorFeatures:** Hurricane Shutters, Irrigation System, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds, Double Pane Windows, Low Emissivity Windows, Rods, Window Treatments

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

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

---

## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

---

## Miscellaneous

**Ownership:** Fee Simple

**Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Showing Requirements:** Appointment Only, Gate Code Required, Lock Box Electronic-CBS Code Required, See Remarks, ShowingTime

**Home Warranty YN:**  
Yes

**Occupant Type:**  
Owner



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE