12312 TWIN BRANCH ACRES ROAD TAMPA FL 33626

https://candiscarmichael.com









Virtually Staged. Under Construction. Discover a remarkable custom luxury estate on 1.09 acres in Tampa’s desirable Westchase area, within the established Twin Branch Acres community. Spanning approximately 5,548 square feet across three striking levels, this residence pairs the privacy of an expansive homesite with sophisticated design and effortless indoor-outdoor living. Offered at $2,800,000 upon completion, […]

- 5 beds
- 7 baths
- Residential
- Single Family Residence
- Active
- 5548 sq ft

Courtesy of

Listing Office: EXP REALTY LLC

Office ID: MFR261010944

Status: Active

MLS ID: MFRTB8546180

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/TB8546180

Basics

Bathrooms Full: 5
Bathrooms Half: 2
Date added: Added 49 minutes ago
Category: Single Family Residence
Type: Residential
Bedrooms: 5 beds
Bathrooms: 7 baths
Half baths: 2 half baths
Floors: 3 floors
Area, sq ft: 5548 sq ft
Lot size, sq ft: 47192 sq ft
Year built: 2026
View: Trees/Woods
SubdivisionName: TWIN BRANCH ACRES UNIT THREE
ListOfficeName: EXP REALTY LLC
GarageSpaces: 4
ListAOR: mfrmls

Location Details

Township: 28
Road Surface Type: Asphalt
Road Responsibility: Public Maintained Road
Elementary School: Deer Park Elem-HB
Middle Or Junior School: Farnell-HB
High School: Alonso-HB

Property Features

Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Eat-in Kitchen, Elevator, High Ceilings, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s)

Appliances: Dishwasher, Microwave, Range, Refrigerator

Flooring: Tile, Wood

Laundry Features: Laundry Room

Pool Private YN: Yes

Pool Features: In Ground

Spa YN: Yes

Spa Features: In Ground

Parking Features: Driveway, Tandem

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 4

Pets Allowed: Yes

Exterior Features: Balcony, Lighting, Private Mailbox

Roof: Shingle

Architectural Style: Custom

Utilities: Cable Available, Electricity Available, Public, Water Available

Vegetation: Oak Trees, Trees/Landscaped

View: Trees/Woods

Water Source: Public

Sewer: Septic Tank

Cooling: Central Air

Heating: Central

Furnished: Unfurnished

Lot Features: Cleared, In County, Oversized Lot, Paved

Property Details

Subdivision Name: TWIN BRANCH ACRES UNIT THREE

Parcel Number: U-18-28-17-06D-F00000-00004.0

Levels: Three Or More

Direction Faces: West

New Construction YN: Yes

Builder Name: World Class Maintenance, Inc.

Builder Model: n/a

Foundation Details: Slab

Construction Materials: Block, Stucco, Frame

Listing Terms: Cash, Conventional, FHA, VA Loan

Property Condition: Under Construction

Association Information

Association YN: Yes

Association Fee: 175

Association Fee Frequency: Annually

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc

THE STANDARD OF EXCELLENCE

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $3,302

Tax Legal Description: TWIN BRANCH ACRES UNIT THREE LOT 4 BLOCK F

Tax Lot: 4

Rooms

Room type	Level
Kitchen	First
Primary Bedroom	Second
Primary Bathroom	Second
Living Room	First
Primary Bedroom	Second
Primary Bedroom	Third
Bedroom 4	Second
Bedroom 5	Third
Office	Second
Office	Third

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc

THE STANDARD OF EXCELLENCE

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: In Ground

PoolFeatures: In Ground

Features: Ceiling Fans(s), Eat-in Kitchen, Elevator, High Ceilings, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Lighting, Private Mailbox

Utilities: Cable Available, Electricity Available, Public, Water Available

Amenities: Dishwasher, Microwave, Range, Refrigerator

Building Details

ArchitecturalStyle: Custom

Heating: Central

Roof: Shingle

NewConstructionYN: Yes

Exterior material: Block, Frame, Stucco

Parking: Driveway, Tandem

Miscellaneous

Ownership: Fee Simple

Other Equipment: Smart Thermostat

Occupant Type: Vacant

Showing Requirements: 24 Hour Notice, Appointment Only, Listing Agent Must Accompany, ShowingTime

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc

THE STANDARD OF EXCELLENCE