

1246 FLORABLU DRIVE SEFFNER FL 33584

<https://candiscarmichael.com>



Tucked within a gated community, this home welcomes you with a sense of peace and privacy from the moment you arrive. Thoughtfully designed and lovingly maintained, this 4-bedroom, 2-bath residence offers comfort, warmth, and ease in every space—a place where everyday moments feel meaningful. Wide luxury vinyl plank flooring flows effortlessly from room to room, [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1947 sq ft



Courtesy of

Listing Office: EXP REALTY LLC
Status: Active

Office ID: MFR261010944
MLS ID: MFRTB8472288



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8472288>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 6895 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1947 sq ft

Year built: 2022

SubdivisionName: FLORABLU ESTATES

GarageSpaces: 2

Location Details

Township: 28

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Luxury Vinyl

Patio And Porch Features: Covered, Front Porch, Rear Porch, Screened

Fireplace Features: Electric

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Gutters, Sidewalk, Sliding Doors

Architectural Style: Contemporary

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

Laundry Features: Gas Dryer Hookup, Laundry Room

Fireplace YN: Yes

Parking Features: Electric Vehicle Charging Station(s)

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Utilities: BB/HS Internet Available, Public

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: Sidewalk

Property Details

Subdivision Name: FLORABLU ESTATES

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: U-34-28-20-C0J-000002-00001.0

Direction Faces: North

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 171

Community Features: Community Mailbox, Deed Restrictions, Gated Community - No Guard, Sidewalks, Street Lights



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Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$5,209

Tax Legal Description: FLORABLU ESTATES LOT 1 BLOCK 2

Tax Lot: 1

Green Building Info

Green Energy Generation: Solar

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x20.1	First	20.1	13
Kitchen	23.4x12.1	First	12.1	23.4
Living Room	14.8x19.2	First	19.2	14.8

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Deed Restrictions, Gated Community - No Guard, Sidewalks, Street Lights

Utilities: BB/HS Internet Available, Public

Amenities: Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Rain Gutters, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Electric, Open Floorplan, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

Building Details

ArchitecturalStyle: Contemporary

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Electric Vehicle Charging Station(s)

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, Gate Code Required, ShowingTime



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