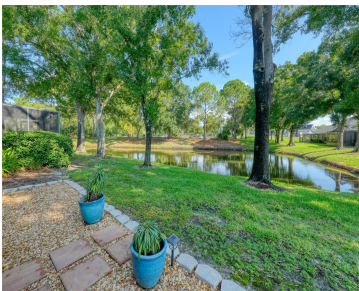


12709 BURMAH COURT ODESSA FL 33556

https://candiscarmichael.com



Rare pond-view townhome offering genuine maintenance-free living in Royal Troon, one of the most desirable villages within The Eagles. The association handles roof replacement and exterior painting, along with grounds care, gutter cleaning, building pest control, termite protection, and professional management, taking many of the costly and time-consuming exterior responsibilities off the homeowner's plate. Located [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1721 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC  
**Status:** Active

**Office ID:** MFR260000779  
**MLS ID:** MFRTB8516861



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8516861>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1721 sq ft

**Year built:** 1990

**SubdivisionName:** ROYAL TROON VILLAGE

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 3114 sq ft

**View:** Trees/Woods

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 27

**Elementary School:** Bryant-HB

**High School:** Sickles-HB

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Farnell-HB

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## Property Features



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**Interior Features:** Ceiling Fans(s),  
Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Laminate, Tile, Vinyl

**Patio And Porch Features:** Patio

**Fireplace Features:** Electric, Family Room

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Roof:** Shingle

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Cul-De-Sac

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer,  
Electric Water Heater, Ice Maker, Microwave,  
Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Private  
Mailbox

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** ROYAL TROON VILLAGE

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** U-30-27-17-02B-000000-00047.0

**Direction Faces:** South

**Construction Materials:** Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

**Association Amenities:**  
Clubhouse, Gated, Golf Course,  
Playground, Security, Tennis  
Court(s)

**Association Fee:** 1317

**Association Fee Includes:** Common Area Taxes, Escrow  
Reserves Fund, Maintenance Structure, Maintenance  
Grounds, Private Road

**Community Features:** Clubhouse, Deed Restrictions,  
Gated Community - Guard, Golf, Park, Playground,  
Restaurant, Sidewalks, Tennis Court(s)



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# Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$2,547

**Tax Legal Description:** ROYAL TROON VILLAGE LOT 47

**Tax Lot:** 47

# Rooms

| Room type        | Dimensions | Level  | Length | Width |
|------------------|------------|--------|--------|-------|
| Kitchen          | 12x8       | First  | 8      | 12    |
| Family Room      | 16x13      | First  | 13     | 16    |
| Primary Bedroom  | 13x16      | First  | 16     | 13    |
| Primary Bathroom | 13x11      | First  | 11     | 13    |
| Bedroom 2        | 13x12      | Second | 12     | 13    |
| Bathroom 2       | 3x5        | Second | 5      | 3     |
| Bedroom 3        | 12x13      | Second | 13     | 12    |
| Laundry          | 9x5        | First  | 5      | 9     |
| Dining Room      | 11x12      | First  | 12     | 11    |

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Gated Community - Guard, Golf, Park, Playground, Restaurant, Sidewalks, Tennis Court(s)

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

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters, Private Mailbox

**Features:** Ceiling Fans(s), Electric, Family Room, Thermostat, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Other



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