

12963 WILDFLOWER MEADOW DRIVE RIVERVIEW FL 33579

https://candiscarmichael.com



Short Sale. Short Sale Opportunity! Welcome to this 2022-built 4-bedroom, 2-bath home located in the highly desirable Triple Creek community of Riverview. Offering 1,935 sq. ft. of bright, open living space, this Hartford model by Lennar features a spacious great room, split-bedroom layout, modern kitchen with a center island, and a comfortable dining area perfect [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1935 sq ft



Courtesy of

**Listing Office:** REALTY ONE GROUP SUNSHINE

**Status:** Active

**Office ID:** MFR260032920

**MLS ID:** MFRA4671885



Call us now

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



---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1935 sq ft

**Lot size, sq ft:** 5999 sq ft

**Year built:** 2022

**View:** Trees/Woods

**SubdivisionName:** TRIPLE CREEK

**ListOfficeName:** REALTY ONE GROUP SUNSHINE

**GarageSpaces:** 2

**ListAOR:** mfrmls

---

## Location Details

**Township:** 31

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Warren Hope Dawson  
Elementary

**Middle Or Junior School:** Barrington  
Middle

**High School:** Sumner High School

---

## 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), Open Floorplan, Split Bedroom, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Sidewalk

**Roof:** Shingle

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer, Water Softener

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit, Yes

**Fencing:** Fenced

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Fire Hydrant, Public, Sewer Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Sidewalk, Paved, Unincorporated

---

## Property Details

**Subdivision Name:** TRIPLE CREEK

**Levels:** One

**Builder Name:** LENNAR

**Foundation Details:** Slab

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

**Parcel Number:** U-12-31-20-C12-000000-00009.0

**Direction Faces:** South

**Builder Model:** HARTFORD

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 100

**Association Amenities:** Basketball Court, Clubhouse, Fitness Center, Lobby Key Required, Park, Playground, Pool, Security, Tennis Court(s), Trail(s)

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Playground, Pool, Sidewalks, Tennis Court(s)



**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:** \$10,354

**Tax Other Annual Assessment Amount:** 3748

**Tax Legal Description:** TRIPLE CREEK PHASE 6  
VILLAGE H LOT 9

**Tax Lot:** 9

---

## Green Building Info

**Green Water Conservation:** Whole House Water Purification

---

## 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	Level
Great Room	First
Primary Bedroom	First
Primary Bathroom	First
Kitchen	First
Dining Room	First
Bedroom 2	First
Bedroom 3	First
Bedroom 4	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Playground, Pool, Sidewalks, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Fire Hydrant, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters, Sidewalk

**Features:** Ceiling Fans(s), Open Floorplan, Split Bedroom, Walk-In Closet(s)



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE