

# 1311 POWDERPUFF DRIVE DUNEDIN FL 34698

<https://candiscarmichael.com>



This 2 Bedroom, 2 bath, 970 sq ft. in the all-age community of San Christopher Villas nestled in the city of Dunedin is a fantastic opportunity for the first time homebuyer or someone looking to downsize. As you enter you will notice, there is updated tile flooring throughout, the kitchen has updated cabinets with an [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 970 sq ft



## Courtesy of

**Listing Office:** CENTURY 21 RE CHAMPIONS

**Status:** Active

**Office ID:** MFR283503541

**MLS ID:** MFRTB8418729



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8418729>

## Basics

**Unit Number:** 1009

**Bathrooms Full:** 2

**Date added:** Added 2 months ago

**Category:** Villa

**Type:** Residential

**Bedrooms:** 2 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 970 sq ft

**Lot size, sq ft:** 0 sq ft

**Year built:** 1985

**UnitNumber:** 1009

**SubdivisionName:** SAN CHRISTOPHER VILLAS

**ListOfficeName:** CENTURY 21 RE CHAMPIONS

**ListAOR:** mfrmls

## Location Details

**Township:** 28

**Road Surface Type:** Asphalt, Paved

**Road Responsibility:** Private Maintained Road

**Elementary School:** Garrison-Jones Elementary-PN

**Middle Or Junior School:** Dunedin Highland Middle-PN

**High School:** Dunedin High-PN

## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Tile

**Patio And Porch Features:** Covered, Enclosed, Rear Porch, Screened

**Carport YN:** Yes

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

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dryer, Electric Water Heater, Range, Refrigerator, Washer

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

**Parking Features:** Assigned, Covered, Off Street

**Carport Spaces:** 1

**Exterior Features:** Rain Gutters, Sidewalk

**Architectural Style:** Patio Home

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** City Limits, Sidewalk, Paved, Private

## Property Details

**Subdivision Name:** SAN CHRISTOPHER VILLAS

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 26-28-15-78650-002-1009

**Direction Faces:** Southwest

**Construction Materials:** Block, Stucco

## Association Information

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Sewer, Trash, Water

**Association Amenities:** Cable TV, Clubhouse, Maintenance, Pool

**Community Features:** Buyer Approval Required, Clubhouse, Golf Carts OK, Pool, Sidewalks



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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$1,741

**Tax Legal Description:** SAN CHRISTOPHER VILLAS CONDO  
PHASE 2 UNIT 1009

**Tax Lot:** 1009

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	12x20	First	20	12
Kitchen	7.11x10	First	10	7.11
Florida Room	7x12	First	12	7
Primary Bedroom	11.8x13.3	First	13.3	11.8
Bedroom 2	11.1x9.4	First	9.4	11.1
Laundry	5.7x6	First	6	5.7

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Golf Carts OK, Pool, Sidewalks

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

**Amenities:** Dryer, Electric Water Heater, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

## Building Details

**ArchitecturalStyle:** Patio Home

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Assigned, Covered, Off-street

## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Vacant

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



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