

# 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, updated (2024 & 2025), tile flooring throughout the villa, the kitchen has updated [...]

- 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



### Call us now

Phone: 727-888-3292

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



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## Description

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

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## Basics

**Unit Number:** 1009

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

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

**UnitNumber:** 1009

**ListOfficeName:** CENTURY 21 RE CHAMPIONS

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

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

**Year built:** 1985

**SubdivisionName:** SAN CHRISTOPHER VILLAS

**ListAOR:** mfrmls

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## Location Details

**Township:** 28

**Road Responsibility:** Private Maintained Road

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

**Road Surface Type:** Asphalt, Paved

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

**High School:** Dunedin High-PN

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## 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

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## 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

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## Association Information

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

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

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



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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)

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## Building Details

**ArchitecturalStyle:** Patio Home

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

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

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Vacant

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



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