

13340 FAWN LILY DRIVE RIVERVIEW FL 33579

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\$774,000



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- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3213 sq ft



Courtesy of

**Listing Office:** RE/MAX CHAMPIONS

**Status:** Active

**Office ID:** MFR285513935

**MLS ID:** MFRW7886997



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://media.aerialcontrast.com/sites/ekpgnbza/unbranded>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8695 sq ft

**View:** Water

**ListOfficeName:** RE/MAX CHAMPIONS

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 3213 sq ft

**Year built:** 2016

**SubdivisionName:** WATERLEAF PH 2A & 2B

**GarageSpaces:** 3

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## Location Details

**Township:** 31

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** In Wall Pest System, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Covered, Deck, Patio, Porch, Screened

**Pool Features:** In Ground, Screen Enclosure

**Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Microwave

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Parking Features:** Garage Door Opener

**Garage Spaces:** 3

**Exterior Features:** Sliding Doors

**Security Features:** Smoke Detector(s)

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Landscaped, Sidewalk, Paved

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## Property Details

**Subdivision Name:** WATERLEAF PH 2A & 2B

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-10-31-20-9WW-000007-00002.0

**Direction Faces:** Southwest

**Construction Materials:** Block, Frame

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Pool

**Association Fee:** 231

**Association Fee Includes:** Pool

**Community Features:** Pool

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## Fees&Taxes



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Tax Year: 2025

Tax Other Annual Assessment Amount: 3515

Tax Lot: 2

Tax Annual Amount: \$11,140

Tax Legal Description: WATERLEAF PHASE 2A AND 2B LOT 2 BLOCK 7

Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Bedroom 2       | 11x12      | First | 12     | 11    |
| Bedroom 3       | 13x11      | First | 11     | 13    |
| Bedroom 4       | 12x10      | First | 10     | 12    |
| Bonus Room      | 18x14      | First | 14     | 18    |
| Great Room      | 25x19      | First | 19     | 25    |
| Kitchen         | 12x10      | First | 10     | 12    |
| Primary Bedroom | 13x21      | First | 21     | 13    |

Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

**Security Features:** Smoke Detector(s)

**ExteriorFeatures:** Sliding Doors

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

**Amenities:** Dishwasher, Microwave

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Pool

**PoolFeatures:** In Ground, Screen Enclosure

**Features:** In Wall Pest System, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Frame

**Parking:** Garage Door Opener

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** ShowingTime



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