

1353 EL PARDO DRIVE TRINITY FL 34655

https://candiscarmichael.com



**\*Price Improvement\*** Captivating home located behind the gates of the tranquil Salano subdivision in the Champions Club! This stunning property features 4 bedrooms, 4 full baths, a 2nd floor private bonus/media room with a full bath, a saltwater-system pool with abundant lanai space to lounge in the sun or entertain. The kitchen includes a large [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3488 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8399872



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8399872>

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## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 10890 sq ft

**View:** Golf Course, Trees/Woods

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 3488 sq ft

**Year built:** 2004

**SubdivisionName:** SALANO AT THE  
CHAMPIONS CLUB

**GarageSpaces:** 3

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## Location Details

**Township:** 26

**Road Surface Type:** Concrete

**Elementary School:** Trinity Elementary-PO

**Middle Or Junior School:** Seven Springs Middle-  
PO

**High School:** J.W. Mitchell High-PO

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## Property Features



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**Interior Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Thermostat

**Flooring:** Carpet, Ceramic Tile

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

**Pool Features:** In Ground, Pool Alarm, Salt Water, Screen Enclosure

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** French Doors

**Security Features:** Gated Community, Security System, Security System Owned, Smoke Detector(s)

**Architectural Style:** Florida

**Vegetation:** Oak Trees

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Built-In Oven, Dishwasher, Disposal, Gas Water Heater, Range, Refrigerator

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

**Parking Features:** Garage Door Opener, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Window Features:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fiber Optics, Natural Gas Connected, Sprinkler Recycled

**View:** Golf Course, Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** SALANO AT THE CHAMPIONS CLUB

**Levels:** Two

**Builder Name:** Nohl Crest

**Construction Materials:** Block, Frame

**Property Condition:** Completed

**Parcel Number:** 31-26-17-0180-00000-4480

**Direction Faces:** East

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Basketball Court, Clubhouse, Fitness Center, Gated, Pickleball Court(s), Pool, Recreation Facilities, Security, Spa/Hot Tub, Tennis Court(s)

**Association Fee:** 854.45

**Association Fee Includes:** Pool, Security

**Community Features:** Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s)

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$8,972

**Tax Legal Description:** SALANO AT THE CHAMPIONS CLUB PB 46 PG 001 LOT 448 OR 6177 PG 158

**Tax Lot:** 4480

## Rooms

Room type	Dimensions	Level	Length	Width
Bonus Room	12x18	Second	18	12
Family Room	19x19	First	19	19
Kitchen	14x10	First	10	14
Living Room	18x14	First	14	18
Primary Bedroom	13x18	First	18	13

## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Gated Community, Security System, Security System Owned, Smoke Detector(s)

**WindowFeatures:** Blinds

**PoolFeatures:** In Ground, Pool Alarm, Salt Water, Screen Enclosure

**Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Thermostat

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** French Doors

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fiber Optics, Natural Gas Connected, Sprinkler Recycled

**Amenities:** Built-In Oven, Dishwasher, Disposal, Gas Water Heater, Range, Refrigerator

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## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Frame

**Parking:** Garage Door Opener, Oversized

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Gate Code Required, Lock Box Electronic-CBS Code Required, ShowingTime



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