

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Description

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

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

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

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

Property Details

Subdivision Name: SALANO AT THE CHAMPIONS CLUB **Parcel Number:** 31-26-17-0180-00000-4480

Levels: Two

Builder Name: Nohl Crest

Construction Materials: Block, Frame

Property Condition: Completed

Direction Faces: East

Foundation Details: Slab

Listing Terms: Cash, Conventional

Association Information



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Association YN: Yes

Association Fee: 854.45

Association Fee Frequency: Quarterly

Association Fee Includes: Pool, Security

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

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



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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

Building Details

ArchitecturalStyle: Florida

Heating: Central

Roof: Tile

NewConstructionYN: No

Exterior material: Block, Frame

Parking: Garage Door Opener, Oversized

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

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



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