# 13606 FAIRDALE LANE SPRING HILL FL 34609

https://candiscarmichael.com










Welcome to effortless Florida living in this beautifully maintained, single-story residence nestled within a desirable gated community in the heart of Sterling Hill. Offering four bedrooms, three full bathrooms, and a three-car garage, this home seamlessly blends comfort, functionality, and an exceptional lifestyle. Step inside to discover an inviting interior enhanced by luxury vinyl plank [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2422 sq ft

## Courtesy of

**Listing Office:** KELLER WILLIAMS SOUTH TAMPA

**Office ID:** MFR773203

**Status:** Active

**MLS ID:** MFRTB8565227

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Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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## Description

**Virtual Tour:** https://wilhelm-rem.aryeo.com/videos/01a1cd2a-2c76-73ef-b085-3375506af915

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms: 4** beds

**Half baths: 0** half baths

**Lot size, sq ft: 9900** sq ft

**SubdivisionName:** STERLING HILL PH 2B

**GarageSpaces:** 3

**Date added:** Added 3 minutes ago

**Type:** Residential

**Bathrooms: 3** baths

**Area, sq ft: 2422** sq ft

**Year built:** 2007

**ListOfficeName:** KELLER WILLIAMS SOUTH TAMPA

**ListAOR:** mfrmls

## Location Details

**Township:** 23

**Elementary School:** Pine Grove Elementary School

**High School:** Central High School

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** West Hernando Middle School

## Property Features


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**Interior Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Walk-In Closet(s)

**Appliances:** Dishwasher, Disposal, Dryer, Refrigerator

**Flooring:** Carpet, Luxury Vinyl, Tile

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Pool Features:** In Ground, Gunite

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 3

**Pets Allowed:** Yes

**Exterior Features:** Lighting, Rain Gutters

**Roof:** Shingle

**Window Features:** Shades

**Architectural Style:** Florida

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** STERLING HILL PH 2B

**Parcel Number:** R10-223-18-3604-0290-0100

**Levels:** One

**Direction Faces:** North

**Foundation Details:** Slab

**Construction Materials:** Block, Concrete, Stucco

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

## Association Information

**Association YN:** Yes

**Association Fee:** 125

**Association Fee Frequency:** Annually

**Association Fee Includes:** Common Area Taxes, Pool, Insurance, Management

**Association Amenities:** Clubhouse, Pickleball Court(s), Playground, Pool, Tennis Court(s)

**Community Features:** Gated Community - No Guard, Sidewalks

## Fees&Taxes


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**Tax Year:** 2025

**Tax Annual Amount:** $4,727

**Tax Other Annual Assessment Amount:** 2325

**Tax Legal Description:** STERLING HILL PHASE 2B BLK 29 LOT 10

**Tax Lot:** 10

## Rooms

| Room type | Level |
|---|---|
| Kitchen | First |
| Family Room | First |
| Primary Bedroom | First |
| Bedroom 2 | First |
| Bedroom 2 | First |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Gated Community - No Guard, Sidewalks

**ExteriorFeatures:** Lighting, Rain Gutters

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Shades

**PoolFeatures:** In Ground, Gunite

**Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Walk-In Closet(s)


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## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, ShowingTime


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