

13826 SPINNING ROD WAY PARRISH FL 34219

https://candiscarmichael.com



This is your opportunity to own a 2026-built, meticulously maintained home in one of Parrish’s highly desirable communities—CANOE CREEK!! This Neal Communities Valiant offers 3 bedrooms, 2 baths and 1,407 square feet of living space. From the moment you walk in, it’s evident this home has been gently lived in and beautifully maintained—giving you that [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1407 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4706836



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Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4706836>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6891 sq ft

**View:** Park/Greenbelt

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 4 minutes ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1407 sq ft

**Year built:** 2026

**SubdivisionName:** CANOE CREEK PH IV

**GarageSpaces:** 2

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## Location Details

**Township:** 34

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Buffalo Creek  
Middle

**Road Surface Type:** Paved

**Elementary School:** Annie Lucy Williams  
Elementary

**High School:** Parrish Community High

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Smart Home, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Covered, Enclosed, Patio, Rear Porch, Screened

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Architectural Style:** Craftsman

**View:** Park/Greenbelt

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Greenbelt

**Appliances:** Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Rain Gutters, Sidewalk, Sprinkler Metered

**Window Features:** Double Pane Windows, Insulated Windows, Low-Emissivity Windows, Shutters

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** CANOE CREEK PH IV **Parcel Number:** 499016259

**Levels:** One

**Direction Faces:** South

**Builder Name:** Neal Communities

**Builder Model:** Valiant

**Foundation Details:** Slab

**Construction Materials:** Block, HardiPlank Type, Stucco

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

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## Association Information



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**Association YN:** Yes

**Association Fee:** 477

**Association Fee Frequency:**  
Quarterly

**Association Fee Includes:** Common Area Taxes, Pool,  
Private Road, Recreational Facilities

**Association Amenities:**  
Clubhouse, Fitness Center, Gated,  
Pickleball Court(s), Pool, Spa/Hot  
Tub, Trail(s), Wheelchair Access

**Community Features:** Clubhouse, Community Mailbox,  
Deed Restrictions, Dog Park, Fitness Center, Gated  
Community - No Guard, Golf Carts OK, Irrigation-Reclaimed  
Water, Pool, Sidewalks, Wheelchair Access, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$327

**Tax Legal Description:** LOT 642, CANOE CREEK PH IV PI  
#4990.1625/9

**Tax Lot:** 642

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## Green Building Info

**Green Water Conservation:** Irrigation-Reclaimed Water

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## Rooms



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| Room type       | Dimensions  | Level | Length | Width |
|-----------------|-------------|-------|--------|-------|
| Kitchen         | 10.09x12.1  | First | 12.1   | 10.09 |
| Great Room      | 13.11x14.11 | First | 14.11  | 13.11 |
| Primary Bedroom | 12.07x15.02 | First | 15.02  | 12.07 |
| Bedroom 2       | 10.1x11.6   | First | 11.6   | 10.1  |
| Bedroom 3       | 10.2x10.4   | First | 10.4   | 10.2  |
| Dining Room     | 8.3x14.1    | First | 14.1   | 8.3   |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Wheelchair Access, Street Lights

**ExteriorFeatures:** Hurricane Shutters, Lighting, Rain Gutters, Sidewalk, Sprinkler Metered

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Smart Home, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Double Pane Windows, Insulated Windows, Low-Emissivity Windows, Shutters

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer



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## Building Details

**ArchitecturalStyle:** Craftsman

**NewConstructionYN:** No

**Heating:** Electric

**Exterior material:** Block, HardiPlank Type, Stucco

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Supra Lock Box,  
ShowingTime



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