

13890 KINGFISHER GLEN DRIVE LITHIA FL 33547

https://candiscarmichael.com



One or more photo(s) has been virtually staged. \*\*\*PRICE REDUCTION\*\*\*  
Welcome home to easy living and lasting comfort in Fishhawk’s gated Encore 55+ community by David Weekley Homes. This beautifully designed single-story villa combines thoughtful upgrades, open spaces, and a low-maintenance lifestyle. Sun-filled interiors with high ceilings and recessed lighting flow into a den with [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1612 sq ft



Courtesy of

**Listing Office:** REDFIN CORPORATION  
**Status:** Active

**Office ID:** MFR780118  
**MLS ID:** MFRTB8415702



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=vGTp9r7Yfpb&brand=0&mls=1&>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1612 sq ft

**Year built:** 2020

**SubdivisionName:** FISHHAWK RANCH WEST PH 3A

**GarageSpaces:** 2

**Date added:** Added 10 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 3479 sq ft

**View:** Garden

**ListOfficeName:** REDFIN CORPORATION

**ListAOR:** mfrmls

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## Location Details

**Township:** 30

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Laminate, Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Rain Gutters, Sidewalk

**Security Features:** Gated Community, Secured Garage/Parking

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

**View:** Garden

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Covered, Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Shutters

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Landscaped

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## Property Details

**Subdivision Name:** FISHHAWK RANCH WEST PH 3A

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-25-30-20-B6J-000070-0014A.0

**Direction Faces:** South

**Construction Materials:** Block

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

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

**Association Fee:** 541

**Association Fee Includes:** Common Area Taxes, Pool, Maintenance Grounds, Recreational Facilities

**Community Features:** Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Sidewalks, Street Lights

## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1782

**Tax Lot:** 14A

**Tax Annual Amount:** \$6,513

**Tax Legal Description:** FISHHAWK RANCH WEST PHASE 3A PARTIAL REPLAT LOT 14A BLOCK 70

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Secured Garage/Parking

**WindowFeatures:** Shutters

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

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Covered, Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



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