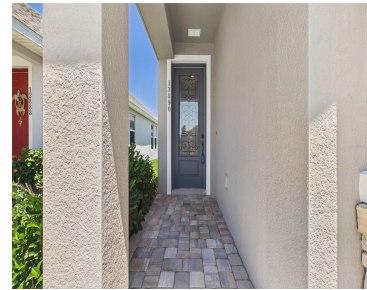


# 13890 KINGFISHER GLEN DRIVE LITHIA FL 33547

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Welcome to Encore at FishHawk Ranch West, a 55+ community designed for easy, enjoyable living. This low-maintenance villa includes exterior care, lawn service, high-speed internet, and premium TV—so you can focus on relaxing and enjoying your surroundings. Residents gather at The Oasis Club for a heated pool [...]

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



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8498961



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8498961>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

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

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

**GarageSpaces:** 2

**Date added:** Added 3 days ago

**Type:** Residential

**Bathrooms:** 2 baths

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

**Year built:** 2020

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 30

**Road Surface Type:** Paved

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Stone Counters, Thermostat

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting

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

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Inside, Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## 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:** Brick, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 569

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Park, Playground, Pool, Sidewalks, Tennis Court(s)

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$6,545

**Tax Other Annual Assessment Amount:** 1782

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

**Tax Lot:** 14A

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	13x16	First	16	13
Kitchen	10x15	First	15	10
Primary Bedroom	14x16	First	16	14
Primary Bathroom	10x10	First	10	10
Bedroom 2	10x13	First	13	10
Bathroom 2	6x8	First	8	6

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Park, Playground, Pool, Sidewalks, Tennis Court(s)

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting

**Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Stone Counters, Thermostat

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Brick, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

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



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