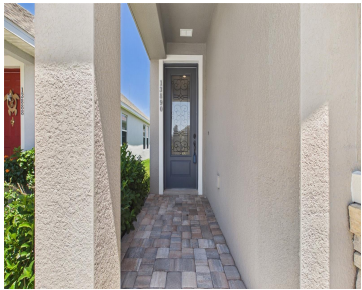
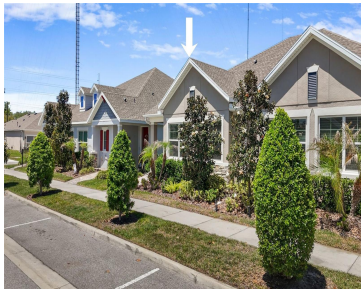


13890 KINGFISHER GLEN DRIVE LITHIA FL 33547

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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Description

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

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 1 hour 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)

Fees&Taxes



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Tax Year: 2025

Tax Other Annual Assessment Amount: 1782

Tax Lot: 14A

Tax Annual Amount: \$6,545

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

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

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

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

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



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