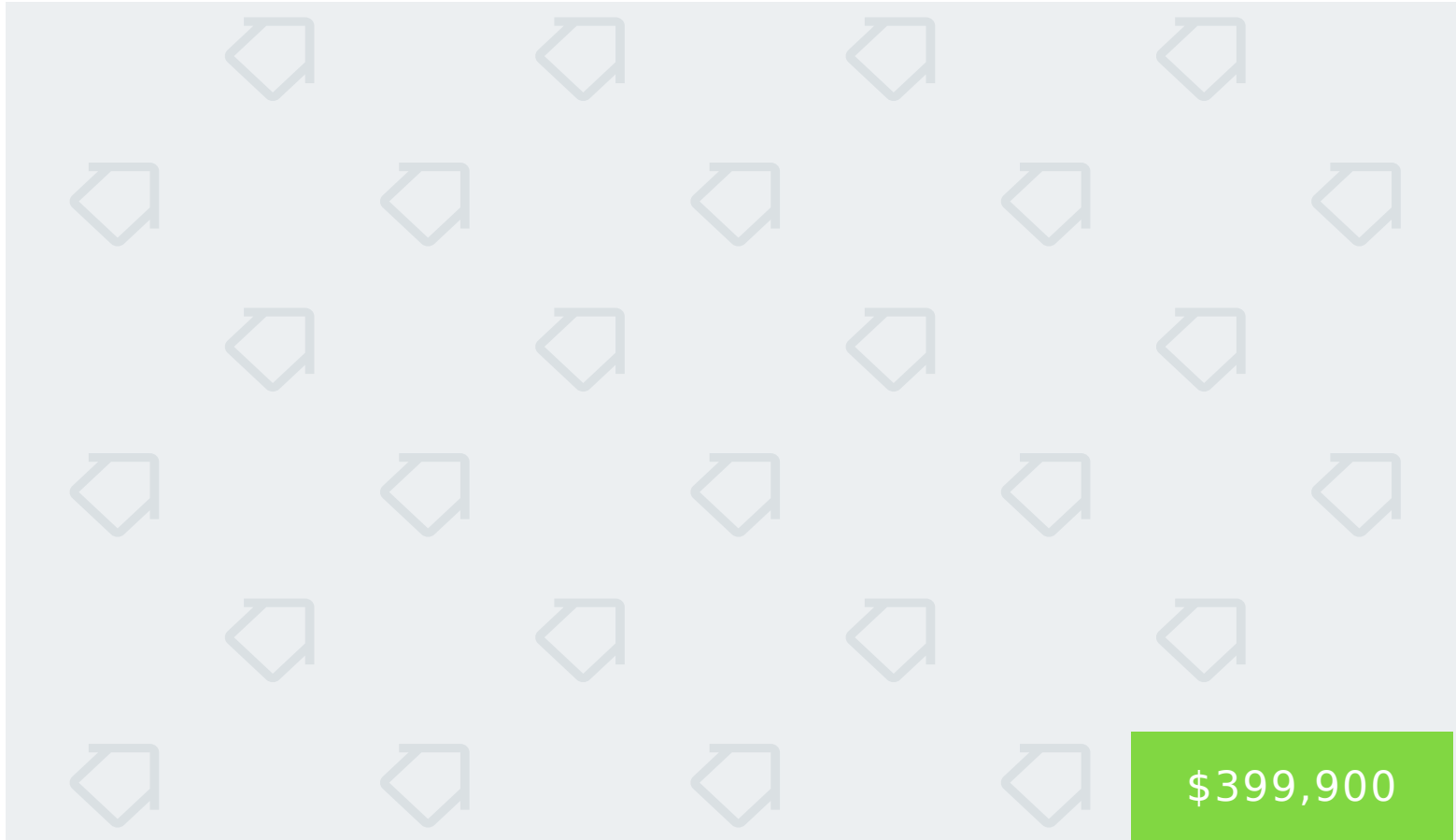


13917 ARBOR PINES DRIVE RIVERVIEW FL 33579

https://candiscarmichael.com



Welcome to this beautifully maintained 4-bedroom, 2.5-bathroom, two-story home located in the highly sought-after Southfork Lakes community! Designed with both comfort and functionality in mind, this spacious home features an open-concept floor plan with expansive living and dining areas, perfect for everyday living and entertaining. The kitchen features abundant cabinetry, generous counter space, a large [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2199 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8517457



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://realestate.febreframeworks.com/sites/enqabpaa/unbranded>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 4800 sq ft

SubdivisionName: CARLTON LAKES WEST PH 1 &

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 1 half bath

Area, sq ft: 2199 sq ft

Year built: 2018

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Location Details

Township: 31

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Thermostat

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Front Porch, Patio

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk

Roof: Shingle

Window Features: Blinds

Utilities: Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Fenced, Vinyl

Security Features: Smoke Detector(s)

Architectural Style: Contemporary

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central

Lot Features: Sidewalk, Paved

Property Details

Subdivision Name: CARLTON LAKES WEST PH 1 &

Parcel Number: U-20-31-20-A8E-000004-00006.0

Levels: Two

Direction Faces: West

Foundation Details: Block

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 132

Association Fee Frequency: Annually

Association Fee Includes: Pool, Escrow Reserves Fund, Recreational Facilities

Association Amenities: Clubhouse

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Playground, Pool, Sidewalks



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$6,270

Tax Legal Description: CARLTON LAKES WEST PHASE 1 AND
2A LOT 6 BLOCK 4

Tax Lot: 6

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	13x12	First	12	13
Kitchen	11x18	First	18	11
Primary Bedroom	15x14	Second	14	15
Primary Bathroom	9x7	Second	7	9
Bedroom 1	11x11	Second	11	11
Bedroom 2	11x10	Second	10	11
Bedroom 3		Second		
Bathroom 1	3x7	First	7	3
Bathroom 2	9x5	Second	5	9
Laundry	6x6	First	6	6
Bedroom 4	10x10	Second	10	10
Loft	15x11	Second	11	15
Dining Room	13x12	First	12	13
Foyer	15x6	First	6	15



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

WindowFeatures: Blinds

Utilities: Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Amenities: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Playground, Pool, Sidewalks

ExteriorFeatures: Sidewalk

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Thermostat

Building Details

ArchitecturalStyle: Contemporary

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Other Structures: Other

Occupant Type: Owner

Showing Requirements: Combination Lock Box



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