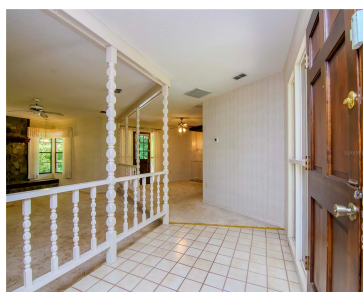
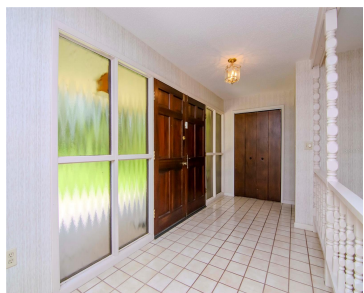


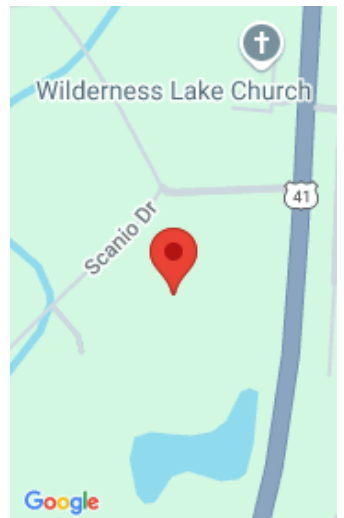
15350 SCANIO DRIVE SPRING HILL FL 34610

<https://candiscarmichael.com>



Peaceful rural retreat! This charming residence sits on 7.63 acres of land, offering ample space and privacy. The home features 3 bedrooms and 2.5 baths, with an open concept of living area. The home has been well cared for and is ready for its new owners to come and give it updates to make it [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2568 sq ft



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Courtesy of

Listing Office: COLDWELL BANKER REALTY

Status: Active

Office ID: MFR283503513

MLS ID: MFRU8252087

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/U8252087>

Basics

Bathrooms Full: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 332363 sq ft

SubdivisionName: SHADY ACRES HOMEOWNERS
UNREC W 01/2 SEC AREA 4000

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2568 sq ft

Year built: 1988

ListOfficeName: COLDWELL BANKER
REALTY

ListAOR: mfrmls

Location Details

Township: 24S

Elementary School: Mary Giella Elementary-PO

High School: Land O' Lakes High-PO

Road Surface Type: Concrete, Gravel

Middle Or Junior School: Crews Lake Middle-
PO

Property Features



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Interior Features: Ceiling Fans(s)

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

Flooring: Carpet, Tile

Laundry Features: Inside, Laundry Room

Patio And Porch Features: Front Porch, Rear Porch

Fireplace YN: Yes

Fireplace Features: Living Room

Parking Features: Garage Door Opener, Garage Faces Side

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Storage

Fencing: Fenced

Roof: Shingle

Architectural Style: Ranch

Utilities: BB/HS Internet Available, Electricity Connected

Vegetation: Mature Landscaping

Water Source: Well

Sewer: Septic Tank

Cooling: Central Air

Heating: Central

Furnished: Unfurnished

Lot Features: Farm, Pasture

Property Details

Subdivision Name: SHADY ACRES HOMEOWNERS UNREC W 01/2 SEC AREA 4000

Parcel Number: 18-24-22-002.0-000.00-013.0

Levels: One

Direction Faces: Northwest

Foundation Details: Slab

Construction Materials: Block, Concrete, Stone

Listing Terms: Cash, Conventional

Association Information

Association YN: Yes

Association Fee: 250

Association Fee Frequency: Annually

Community Features: Gated Community - No Guard

Fees&Taxes



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Tax Year: 2023

**Tax Annual
Amount:**
\$4,490

Tax Legal Description: SHADY ACRES HOMEOWNERS UNREC PLAT LOT 13
DESC AS COM AT SW COR OF SEC TH S89DEG59'18"E 2545.46 FT TH
N01DEG00'27"E 957.68 FT TH N05DEGE 660 FT TH N46DEG14'45"E 599.91 FT
FOR POB TH N46DEG14'45"E 530 FT TH S89DEG47'49"E 169.73 FT TH
S03DEG25'13"W 295.95 FT TH 539.99 FT ALG CURVE CONCAVE WLY RAD
5399.48 FT CHD S06DEG 17'07"W 539.76 FT TH N45DEG35' 45"W 666 FT TO POB
& COM NE COR OF SE1/4 OF SEC TH N89DG47 '49"W 1451.91 FT TH S03DG25'13
"W 487.06 FT FOR POB TH S86DG 34'47"E 230 FT TH S01DG35'50"W 1 5.69 FT
TH S24DG31'30"W 752.04 FT TH N09DG47'11"E 120.05 FT TH N06DG17'07"E
539.76 FT TH N03DG25'13"E 58.89 FT TO POB NORTH 30 FT & NWLY 30 FT SUBJ
TO ESMT FOR RD R/W & SUBJ TO ESMT FOR FENCE & OR GATEHOUSE PER OR
3537-483

Tax Lot: 13

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	18x9	First	9	18
Dining Room	25x13	First	13	25
Living Room	13x23	First	23	13
Laundry	5x5	First	5	5
Primary Bathroom	7x4	First	4	7
Bathroom 2	8x7	First	7	8
Bathroom 3	3x6	First	6	3
Foyer	15x7	First	7	15
Primary Bedroom	13x13	First	13	13
Bedroom 2	13x10	First	10	13
Bedroom 3	11x13	First	13	11

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Gated Community - No Guard

Utilities: BB/HS Internet Available, Electricity Connected

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

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Storage

Features: Ceiling Fans(s), Living Room

Building Details

ArchitecturalStyle: Ranch

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Concrete, Stone

Parking: Garage Door Opener, Garage Faces Side

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Appointment Only, Gate Code Required, Lock Box Electronic, ShowingTime

Disclosures: Seller Property Disclosure

Other Structures: Barn(s), Gazebo, Other



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