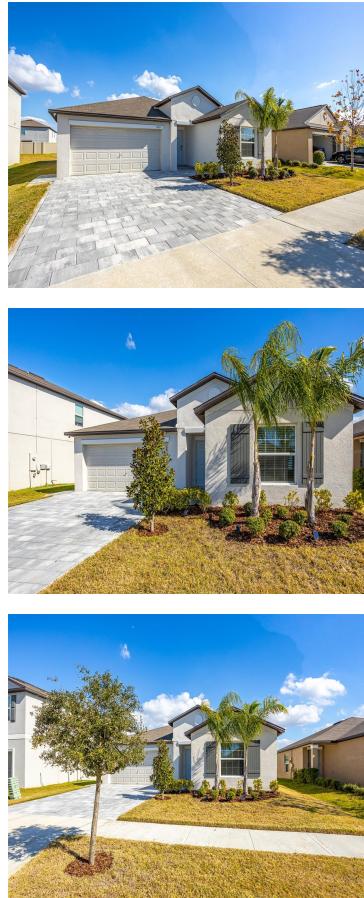


# 15415 MILLER CREEK DRIVE SUN CITY CENTER FL 33573

<https://candiscarmichael.com>



Welcome to this beautifully maintained, move-in-ready single-story home offering modern finishes, thoughtful design, and inviting Florida curb appeal. From the moment you arrive, the home makes a strong first impression with a paver driveway, manicured landscaping, decorative shutters, and palm trees that create a polished and welcoming exterior. A welcoming foyer with designer lighting sets [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1935 sq ft



## Courtesy of

**Listing Office:** COMPASS FLORIDA LLC

**Office ID:** MFR249532121

**Status:** Active

**MLS ID:** MFRTB8469203



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8469203>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1935 sq ft

**Year built:** 2022

**ListOfficeName:** COMPASS FLORIDA LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6286 sq ft

**SubdivisionName:** CYPRESS MILL PH 3

**GarageSpaces:** 2

## Location Details

**Township:** 31

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Sliding Doors

**Roof:** Shingle

**Architectural Style:** Contemporary

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Fencing:** Vinyl

**Security Features:** Security System, Smoke Detector(s)

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

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** CYPRESS MILL PH 3

**Levels:** One

**Builder Name:** Lennar

**Foundation Details:** Slab

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

**Parcel Number:** U-35-31-19-C52-000040-00007.0

**Direction Faces:** South

**Builder Model:** Hartford

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Amenities:** Basketball Court, Clubhouse, Fitness Center, Park, Playground, Pool, Security

**Association Fee:** 165

**Association Fee Includes:** Pool, Sewer, Trash

**Community Features:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Golf Carts OK, Park, Playground, Pool, Sidewalks



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# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$8,509

**Tax Other Annual Assessment Amount:** **Tax Legal Description:** CYPRESS MILL PHASE 3  
3368  
LOT 7 BLOCK 40

**Tax Lot:** 7

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	11x13	First	13	11
Dinette	11x11	First	11	11
Great Room	14x23	First	23	14
Primary Bedroom	17x12	First	12	17
Primary Bathroom		First		
Bedroom 2	10x11	First	11	10
Bedroom 3	10x10	First	10	10
Bedroom 4	10x11	First	11	10
Bathroom 1		First		



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## Amenities & Features

<b>Waterfront available:</b> No	<b>GarageYN:</b> Yes
<b>AttachedGarageYN:</b> Yes	<b>FireplaceYN:</b> No
<b>PoolPrivateYN:</b> No	<b>Cooling:</b> Central Air
<b>Security Features:</b> Security System, Smoke Detector(s)	<b>CommunityFeatures:</b> Clubhouse, Community Mailbox, Dog Park, Fitness Center, Golf Carts OK, Park, Playground, Pool, Sidewalks
<b>ExteriorFeatures:</b> Hurricane Shutters, Sliding Doors	<b>Utilities:</b> Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available
<b>Features:</b> Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)	<b>Amenities:</b> Convection Oven, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

## Building Details

<b>ArchitecturalStyle:</b> Contemporary	<b>NewConstructionYN:</b> No
<b>Heating:</b> Central	<b>Exterior material:</b> Block, Stucco
<b>Roof:</b> Shingle	

## Miscellaneous

<b>Ownership:</b> Fee Simple	<b>Occupant Type:</b> Owner
<b>Other Equipment:</b> Irrigation Equipment	<b>Showing Requirements:</b> 24 Hour Notice, Appointment Only, See Remarks, ShowingTime



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