

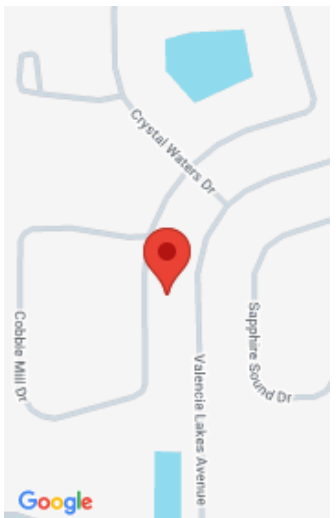
15818 COBBLE MILL DRIVE WIMAUMA FL 33598

<https://candiscarmichael.com>



This 2,138SF POSITANO is certain to meet and exceed your needs and desires. Recently painted in SW Svelte Sage with Westhighland White trim, and sporting immaculate landscaping, this POSITANO has great street appeal. A screened-in front portico is a wonderful place to relax and enjoy a little outdoor living. Upon entering the foyer with its [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2138 sq ft



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8303934

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8303934>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 2138 sq ft

Year built: 2010

SubdivisionName: VALENCIA LAKES

GarageSpaces: 2

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5457 sq ft

View: Trees/Woods

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Location Details

Township: 31

Road Responsibility: Private Maintained Road

Road Surface Type: Paved

Property Features



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Interior Features: Chair Rail, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

Flooring: Bamboo, Tile

Patio And Porch Features: Enclosed, Front Porch

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions

Roof: Tile

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Public, Sewer Connected, Street Lights, Underground Utilities, Water Connected

Water Source: None

Cooling: Central Air, Humidity Control

Appliances: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Washer

Laundry Features: Electric Dryer Hookup, Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Security Features: Fire Alarm, Gated Community, Security System Owned, Smoke Detector(s)

View: Trees/Woods

Sewer: Public Sewer

Heating: Electric, Heat Pump

Property Details

Subdivision Name: VALENCIA LAKES

Levels: One

Builder Name: GL Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: U-32-31-20-93B-000002-00040.0

Direction Faces: East

Builder Model: POSITANO

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee: 1645

Association Fee Frequency:
Quarterly

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Grounds, Management, Private Road, Recreational Facilities, Security

Association Amenities: Fitness Center, Gated, Lobby Key Required, Optional Additional Fees, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Security, Shuffleboard Court, Spa/Hot Tub, Storage, Tennis Court(s)

Community Features: Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Courts

Fees&Taxes

Tax Year: 2023

Tax Annual Amount: \$4,613

Tax Legal Description: VALENCIA LAKES PHASE 2 LOT 40 BLOCK 2

Tax Lot: 40

Green Building Info

Green Water Conservation: Drip Irrigation, Irrig. System-Drip/Microheads, Irrig. System-Rainwater from Ponds, Irrigation-Reclaimed Water

Green Indoor Air Quality: Air Filters MERV 10+, Janitor Closet Neg Pressurized

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	12.8x10.6	First	10.6	12.8
Dinette	10x8.4	First	8.4	10
Dining Room	14x11	First	11	14
Great Room	19.6x16.4	First	16.4	19.6
Den	11x15.4	First	15.4	11
Primary Bedroom	16x13	First	13	16
Bedroom 2	10x12	First	12	10
Florida Room	15.8x10.4	First	10.4	15.8

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Fire Alarm, Gated Community, Security System Owned, Smoke Detector(s)

ExteriorFeatures: Hurricane Shutters, Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Features: Chair Rail, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Humidity Control

CommunityFeatures: Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Courts

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Public, Sewer Connected, Street Lights, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Electric, Heat Pump

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Disclosures: HOA/PUD/Condo Disclosure, Seller Property Disclosure

Showing Requirements: Supra Lock Box, Appointment Only, ShowingTime

Home Warranty YN: Yes

Occupant Type: Owner



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