

15818 COBBLE MILL DRIVE WIMAUMA FL 33598

https://candiscarmichael.com



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

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



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8543979



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8543979>

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 2 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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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, Underground Utilities, Water Connected

Water Source: None

Cooling: Central Air, Humidity Control

Furnished: Negotiable

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, Private Mailbox, Rain Gutters, Sidewalk

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee Frequency:
Quarterly

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)

Association Fee: 1770

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

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 Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$7,056

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

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



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

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

ExteriorFeatures: Hurricane Shutters, Private Mailbox, Rain Gutters, Sidewalk

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 Court(s), Street Lights

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

Occupant Type: Owner

Showing Requirements: Supra Lock Box

Home Warranty YN: Yes

Other Equipment: Irrigation Equipment



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE