

15907 COBBLE MILL DRIVE WIMAUMA FL 33598

<https://candiscarmichael.com>

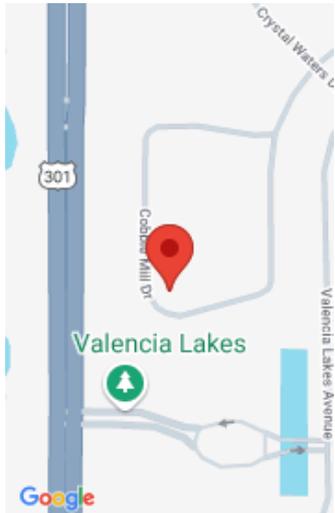


\$440,000

Positively Positano! Situated on a corner lot that affords both privacy and an offset water view, this POSITANO will appeal to the discerning Buyer. The street appeal is real. At night, the front garden's Palm trees are illuminated as is the walkway to the screened-in front porch and the full-length glass front door. The Foyer [...]



- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1977 sq ft



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Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8301292

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8301292>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1977 sq ft

Year built: 2012

SubdivisionName: VALENCIA LAKES

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 11665 sq ft

View: Water

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: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Enclosed, Front Porch, Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 2

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

Security Features: Closed Circuit Camera(s), Fire Alarm, Gated Community, Medical Alarm, Security System Owned, Smoke Detector(s)

Architectural Style: Florida

Vegetation: Mature Landscaping

Water Source: Canal/Lake For Irrigation, Public

Cooling: Central Air, Humidity Control

Furnished: Unfurnished

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

Laundry Features: Laundry Room

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions

Roof: Tile

Window Features: Aluminum Frames, Double Pane Windows, Shutters

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

View: Water

Sewer: Public Sewer

Heating: 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-000001-00014.0

Direction Faces: West

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, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Grounds, Management, Private Road, Recreational Facilities, Security

Association Amenities: Basketball Court, Cable TV, Clubhouse, Fence Restrictions, 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

Fees&Taxes

Tax Year: 2022

Tax Annual Amount: \$4,732

Tax Legal Description: VALENCIA LAKES PHASE 2 LOT 14 BLOCK 1

Tax Lot: 14

Green Building Info

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

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	19.6x16.4	First	16.4	19.6
Dining Room	14x11	First	11	14
Kitchen	12.8x10.6	First	10.6	12.8
Dinette	10x8.4	First	8.4	10
Primary Bedroom	16x13	First	13	16
Bedroom 2	11x15.4	First	15.4	11
Office	12.8x10.6	First	10.6	12.8
Laundry	7x6	First	6	7
Balcony/Porch/Lanai	17.5x19.6	First	19.6	17.5

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Closed Circuit Camera(s), Fire Alarm, Gated Community, Medical Alarm, Security System Owned, Smoke Detector(s)

WindowFeatures: Aluminum Frames, Double Pane Windows, Shutters

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

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

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

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

Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Building Details

ArchitecturalStyle: Florida

Heating: Heat Pump

Roof: Tile

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

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

Showing Requirements: Lock Box Electronic, ShowingTime

Home Warranty YN: Yes

Occupant Type: Owner



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