#### 1608 COMFY COURT SUN CITY CENTER FL 33573

https://candiscarmichael.com









Welcome to this great home CASH ONLY 2-bedroom + office/3rd bedroom, 2-bath home with a HUGE Florida Room and over 1,500 sq ft of living space PLUS a 1-car garage—all on a private corner cul-de-sac lot in the heart of Sun City Center! WOW! A Rare Opportunity in popular Cypresview! This popular Arbor model impresses [...]

- 2 beds
- 2 baths
- Residentia
- Single Family Residence
- Active

**Office ID:** MFR260010721

1506 sq ft



## **Courtesy of**

**Listing Office:** KELLER WILLIAMS REALTY- PALM H

Status: Active MLS ID: MFRTB8426462

#### Call us now

Phone: 727-888-3292



# **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/TB8426462

#### **Basics**

**Bathrooms Full: 2** 

**Category:** Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1506 sq ft

Year built: 1983

ListOfficeName: KELLER WILLIAMS REALTY-

PALM H

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 3575 sq ft

**SubdivisionName:** CYPRESSVIEW PH 1 UNIT

1

**GarageSpaces:** 1

#### **Location Details**

Township: 32 Road Surface Type: Asphalt

## **Property Features**





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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Walk-

In Closet(s), Window Treatments

Flooring: Carpet, Luxury Vinyl

Patio And Porch Features: Front Porch,

Screened

Garage YN: Yes

**Garage Spaces:** 1

**Exterior Features: Lighting** 

**Security Features:** Security Lights

**Utilities:** Cable Available, Electricity Connected,

**Sewer Connected** 

Water Source: Public

Cooling: Central Air

Lot Features: Cul-De-Sac, Landscaped, Near Golf

Course, Sidewalk, Street Dead-End

**Appliances:** Cooktop, Dishwasher, Dryer, Electric Water Heater, Refrigerator, Washer, Water Coffee at 1

Water Softener

**Laundry Features:** In Garage

Parking Features: Golf Cart Parking

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

**Roof:** Shingle

**Architectural Style:** Contemporary

Parcel Number: U-01-32-19-1U4-000001-00026.0

**Vegetation:** Mature Landscaping,

Trees/Landscaped

Sewer: Public Sewer

**Heating:** Electric

### **Property Details**

**Subdivision Name:** CYPRESSVIEW PH 1

UNIT 1

Levels: One Direction Faces: Southwest

Foundation Details: Slab Construction Materials: Stucco, Frame

Listing Terms: Cash

#### **Association Information**

Association YN: Yes Association Fee: 380

Association Fee Frequency: Quarterly Association Fee Includes: Pool, Maintenance

Grounds

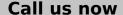
Association Amenities: Clubhouse,

Fitness Center, Pool, Tennis Court(s)

**Community Features:** Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Golf, Pool, Sidewalks,

Tennis Court(s)





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Fees&Taxes

Tax Year: 2024 Tax Annual Amount: \$1,095

**Tax Legal Description:** CYPRESSVIEW PHASE 1 UNIT 1 LOT 26 **Tax Lot:** 26

BLOCK 1

#### **Rooms**

Room type	Dimensions	Level	Length	Width
Living Room	12x16	First	16	12
Dining Room	10x14	First	14	10
Primary Bedroom	12x15	First	15	12
Office	10x10	First	10	10
Bedroom 2	10x12	First	12	10
Kitchen	13x11	First	11	13
Florida Room		First		

# **Amenities & Features**





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Waterfront available: No AttachedGarageYN: Yes

PoolPrivateYN: No

**Security Features:** Security Lights

**ExteriorFeatures:** Lighting

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s), Window

Treatments

GarageYN: Yes
FireplaceYN: No
Cooling: Central Air

**CommunityFeatures:** Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Golf, Pool,

Sidewalks, Tennis Court(s)

Utilities: Cable Available, Electricity Connected,

**Sewer Connected** 

Amenities: Cooktop, Dishwasher, Dryer, Electric

Water Heater, Refrigerator, Washer, Water

Softener

## **Building Details**

ArchitecturalStyle: Contemporary NewConstructionYN: No

**Heating:** Electric **Exterior material:** Frame, Stucco

**Roof:** Shingle **Parking:** Golf Cart Parking

#### **Miscellaneous**

Ownership: Fee Simple Occupant Type: Vacant

Other Equipment: Irrigation Equipment Showing Requirements: ShowingTime





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