

16117 62ND GLEN PARRISH FL 34219

<https://candiscarmichael.com>



Welcome home to Aviary at Rutland Ranch—an inviting Gulf Coast community where comfort, style, and Florida living come together beautifully. Start your mornings on the front porch with a cup of coffee, then unwind in the evenings on the spacious covered lanai overlooking a peaceful pond—perfect for entertaining or simply relaxing and enjoying the view. [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2200 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Office ID: MFR261016803

Status: Active

MLS ID: MFRTB8467083



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8467083>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2200 sq ft

Year built: 2019

SubdivisionName: AVIARY AT RUTLAND RANCH

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 6500 sq ft

View: Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Road Surface Type: Asphalt, Paved

Elementary School: Annie Lucy Williams Elementary

High School: Parrish Community High

Road Responsibility: Public Maintained Road

Middle Or Junior School: Buffalo Creek Middle

Property Features



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Interior Features: Ceiling Fans(s), In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Vaulted Ceiling(s)

Flooring: Carpet, Ceramic Tile

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

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Sidewalk, Sliding Doors, Sprinkler Metered

Architectural Style: Cape Cod

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Washer

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

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: Cable Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: In County, Landscaped, Level, Paved

Property Details

Subdivision Name: AVIARY AT RUTLAND RANCH

Levels: One

Builder Name: Adams Homes of Northwest, Inc

Foundation Details: Slab

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

Parcel Number: 494967709

Direction Faces: North

Builder Model: 2200D

Construction Materials: Block

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee: 385

Association Fee Frequency: Quarterly

Association Fee Includes: Pool, Insurance, Maintenance Grounds

Association Amenities: Basketball Court, Fence Restrictions, Playground, Pool

Community Features: Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,082

Tax Other Annual Assessment Amount: 1372

Tax Legal Description: LOT 73, THE AVIARY AT RUTLAND RANCH PH IA & IB PI #4949.6770/9

Tax Lot: 73

Rooms



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Room type	Dimensions	Level	Length	Width
Foyer	7x11	First	11	7
Dining Room	9x11	First	11	9
Kitchen	11x13	First	13	11
Bedroom 2	11x11	First	11	11
Primary Bathroom	7x15	First	15	7
Primary Bedroom	15x15	First	15	15
Laundry	6x6	First	6	6
Living Room	14x17	First	17	14
Bathroom 2	5x11	First	11	5
Bedroom 3	11x11	First	11	11
Bathroom 3	11x11	First	11	11
Bedroom 4	11x12	First	12	11

Amenities & Features



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Waterfront available: No

GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

PoolPrivateYN: No

Cooling: Central Air

CommunityFeatures: Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Hurricane Shutters, Sidewalk, Sliding Doors, Sprinkler Metered

Utilities: Cable Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

Features: Ceiling Fans(s), In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Vaulted Ceiling(s)

Amenities: Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Washer

Building Details

ArchitecturalStyle: Cape Cod

NewConstructionYN: No

Heating: Central, Electric

Exterior material: Block

Roof: Shingle

Parking: Driveway

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, Appointment Only, Lock Box Electronic-CBS Code Required, ShowingTime



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