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<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

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8467083



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

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

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## 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

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## 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

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## 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

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## 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

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Quarterly

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

**Association Fee:** 385

**Association Fee Includes:** Pool, Insurance, Maintenance Grounds

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

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## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 1372

**Tax Lot:** 73

**Tax Annual Amount:** \$5,082

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

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## 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

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

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

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## Building Details

**ArchitecturalStyle:** Cape Cod

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

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



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