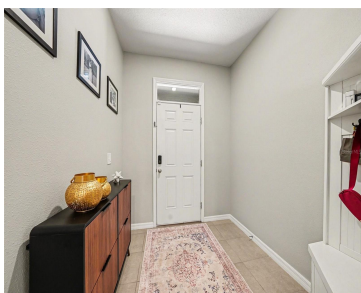




\$312,500



PRISTINE & MOVE-IN READY! Discover this beautiful 3-bedroom, 2.5-bathroom townhome in the premier community of The Preserve. Featuring a bright, open-concept layout with modern flooring, this home is designed for both comfort and entertaining. The chef-inspired kitchen shines with granite countertops, stainless steel appliances, and a massive island that opens to the spacious living area. [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1673 sq ft



Courtesy of

Listing Office: DALTON WADE INC
Status: Active

Office ID: MFR260031661
MLS ID: MFRW7885111



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Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 1890 sq ft

SubdivisionName: SOUTH BRANCH PRESERVE PH 2B &

GarageSpaces: 1

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1673 sq ft

Year built: 2021

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Location Details

Township: 26S

Road Surface Type: Paved

Elementary School: Odessa Elementary **Middle Or Junior School:** Seven Springs Middle-PO

High School: J.W. Mitchell High-PO

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Smart Home, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Laundry Closet

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: SOUTH BRANCH PRESERVE PH 2B &

Levels: Two

Direction Faces: South

Construction Materials: Block, Concrete, Stucco

Parcel Number: 18-26-30-013.0-19A.00-003.0

Property Attached YN: Yes

Foundation Details: Block, Concrete Perimeter, Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 308

Association Fee Includes: Common Area Taxes, Pool, Maintenance Grounds, Management, Recreational Facilities

Community Features: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Playground, Pool, Sidewalks



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Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1488

Tax Lot: 3

Tax Annual Amount: \$5,616

Tax Legal Description: SOUTH BRANCH PRESERVE
PHASES 2B & 3B PB 80 PG 70 BLOCK 19A LOT 3

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x11	Second	11	16
Dining Room	11x11	First	11	11
Kitchen	8x11	First	11	8
Great Room	16x15	First	15	16
Balcony/Porch/Lanai	19x8	First	8	19
Bedroom 2	11x11	Second	11	11
Bedroom 3	11x10	Second	10	11

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Playground, Pool, Sidewalks

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Smart Home, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only, Call Listing Agent, Lock Box Electronic-CBS Code Required, See Remarks, ShowingTime



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