

1716 PERCHERON DRIVE TRINITY FL 34655

https://candiscarmichael.com



Located in the desirable Trinity Oaks community, this well-maintained property sits on a quiet street near the end of a cul-de-sac. The home offers an open, light-filled floor plan with three bedrooms and two bathrooms. Backing directly to conservation land, the setting is peaceful with no rear neighbors. Expansive sliding doors lead to a saltwater [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1926 sq ft



Courtesy of

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

**Status:** Active

**Office ID:** MFR260010721

**MLS ID:** MFRTB8461597



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8461597>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1926 sq ft

**Year built:** 1992

**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:** 10984 sq ft

**SubdivisionName:** TRINITY OAKS INCREMENT M NORTH

**GarageSpaces:** 2

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## Location Details

**Township:** 26S

**Elementary School:** Trinity Oaks Elementary

**High School:** J.W. Mitchell High-PO

**Road Surface Type:** Asphalt

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

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Laminate, Tile

**Pool Private YN:** Yes

**Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Convection Oven, Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

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

**Pool Features:** In Ground, Salt Water, Screen Enclosure

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Security Features:** Smoke Detector(s)

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** TRINITY OAKS INCREMENT M NORTH

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, VA Loan

**Parcel Number:** 35-26-16-0010-00000-0240

**Direction Faces:** Northwest

**Construction Materials:** Concrete, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 330

**Community Features:** Playground, Sidewalks

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## Fees&Taxes



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Rooms

Room type	Level
Primary Bedroom	First
Bedroom 3	First
Bedroom 2	First
Great Room	First
Bonus Room	First
Kitchen	First
Dinette	First
Foyer	First
Laundry	First
Balcony/Porch/Lanai	First

Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

**Security Features:** Smoke Detector(s)

**ExteriorFeatures:** Sidewalk, Sliding Doors

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

**Amenities:** Convection Oven, Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Playground, Sidewalks

**PoolFeatures:** In Ground, Salt Water, Screen Enclosure

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Call Listing Agent, See Remarks



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