

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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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

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

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

Location Details

Township: 26S

Road Surface Type: Asphalt

Elementary School: Trinity Oaks Elementary

Middle Or Junior School: Seven Springs Middle-PO

High School: J.W. Mitchell High-PO

Property Features



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

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

Association Information

Association YN: Yes

Association Fee: 330

Association Fee Frequency: Annually

Community Features: Playground, Sidewalks

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$2,846

Tax Legal Description: TRINITY OAKS INCREMENT M NORTH
PB 29 PGS 63-67 LOT 24

Tax Lot: 24

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



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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

Building Details

NewConstructionYN: No

Exterior material: Concrete, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

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



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