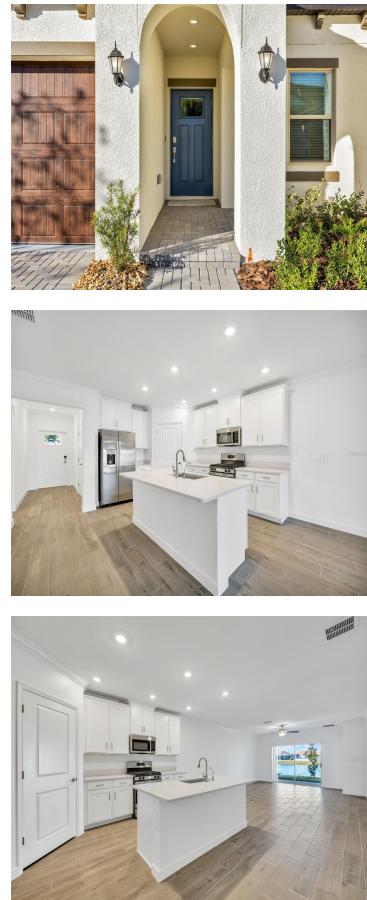


# 17523 HOLLY WELL AVENUE WIMAUMA FL 33598

<https://candiscarmichael.com>



This newly constructed home offers a Double-Gated community with 24-hour guard service, offering a unique sense of security and serenity. As you step into this never-before-lived-in house, spanning an area of 1,400 square feet and includes two spacious bedrooms designed to accommodate your needs comfortably. Among its standout features is the bright and inviting kitchen [...]

- 2 beds
- 2 baths
- Residential
- Townhouse
- Active
- 1406 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8329292



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8329292>

## Basics

**Bathrooms Full:** 2

**Category:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1406 sq ft

**Year built:** 2024

**SubdivisionName:** FOREST BROOKE ACTIVE ADULT PHA

**GarageSpaces:** 1

**Date added:** Added 9 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 3198 sq ft

**View:** Water

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

## Location Details

**Township:** 32

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Shields-HB

**Road Surface Type:** Concrete

**Elementary School:** Wimauma-HB

**High School:** Lennard-HB

## Property Features



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**Interior Features:** Crown Molding, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile

**Patio And Porch Features:** Covered, Front Porch, Rear Porch

**Waterfront Features:** Pond

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Sidewalk, Sliding Doors

**Window Features:** Blinds, ENERGY STAR Qualified Windows, Shutters

**View:** Water

**Sewer:** Public Sewer

**Heating:** Baseboard, Central, Electric, Natural Gas, Heat Pump

**Appliances:** Dishwasher, Dryer, Microwave, Refrigerator, Washer

**Laundry Features:** Inside

**Waterfront YN:** Yes

**Parking Features:** Deeded, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

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

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Level

## Property Details

**Subdivision Name:** FOREST BROOKE **Parcel Number:** U-17-32-20-D3V-000045-00025.0  
ACTIVE ADULT PHA

**Levels:** One

**New Construction YN:** Yes

**Builder Model:** Sunrise

**Construction Materials:** Stucco

**Property Condition:** Completed

**Direction Faces:** South

**Builder Name:** Lennar

**Foundation Details:** Slab

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

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**

Monthly

**Association Fee:** 432

**Association Fee Includes:** Guard - 24 Hour, Pool, Insurance, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Private Road, Recreational Facilities, Security

**Association Amenities:** Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Pool

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Restaurant, Sidewalks, Special Community Restrictions

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$836

**Tax Other Annual Assessment Amount:** 477

**Tax Legal Description:** FOREST BROOKE ACTIVE ADULT PHASE 8A LOT 25 BLOCK 45

**Tax Lot:** 25

## Rooms

Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	First

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Restaurant, Sidewalks, Special Community Restrictions

**ExteriorFeatures:** Sidewalk, Sliding Doors

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds, ENERGY STAR Qualified Windows, Shutters

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

**Features:** Crown Molding, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Amenities:** Dishwasher, Dryer, Microwave, Refrigerator, Washer

## Building Details

**NewConstructionYN:** Yes

**Heating:** Baseboard, Central, Electric, Natural Gas, Heat Pump

**Exterior material:** Stucco

**Roof:** Tile

**Parking:** Deeded, Garage Door Opener

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Appointment Only, Gate Code Required, No Lockbox, See Remarks



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