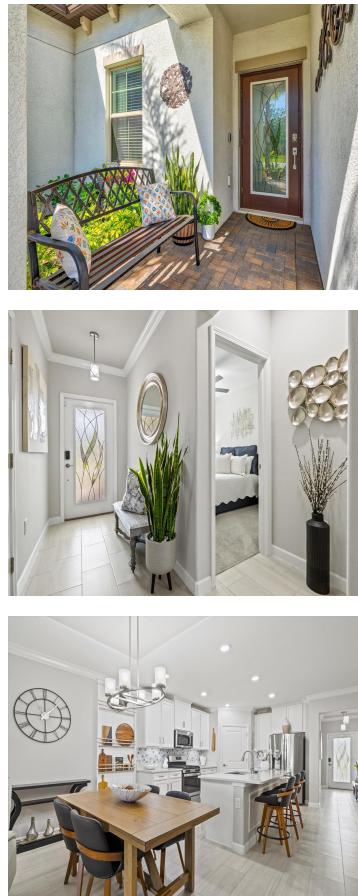


# 17578 HOLLY WELL AVENUE WIMAUMA FL 33598

<https://candiscarmichael.com>



Live Like You're on Vacation Every Day in This Stunning 55+ Villa! Welcome to the lifestyle you've been dreaming of! Located in the exclusive gated, golf cart-friendly community of Medley at Southshore Bay, this beautifully maintained 2-bedroom, 2-bathroom villa offers an exceptional blend of comfort, elegance, and maintenance-free living. Residents of this vibrant 55+ neighborhood [...]

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



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRA4674238



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://my.matterport.com/show/?m=w7K2iNaBn5R&mls=1>

## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

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

**Year built:** 2023

**ListOfficeName:** REAL BROKER, LLC **GarageSpaces:** 1

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 3328 sq ft

**SubdivisionName:** FOREST BROOKE ACTIVE ADULT PHS

## Location Details

**Township:** 32

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 1

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

**Security Features:** Gated Community, Security Gate, Smoke Detector(s)

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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

**Laundry Features:** Inside, Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK, Number Limit, Yes

**Roof:** Concrete, Tile

**Utilities:** Cable Connected, Electricity Connected

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** FOREST BROOKE ACTIVE ADULT PHS

**Levels:** One

**Builder Name:** LENNAR

**Foundation Details:** Slab

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

**Parcel Number:** U-17-32-20-C90-000048-00006.0

**Direction Faces:** East

**Builder Model:** Aurora II

**Construction Materials:** Block, Concrete, Stucco

## Association Information



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**Association YN:** Yes

**Association Fee:** 432.08

**Association Fee Frequency:**

Monthly

**Association Fee Includes:** Guard - 24 Hour, Cable TV,

Pool, Escrow Reserves Fund, Fidelity Bond, Internet,

Maintenance Structure, Maintenance Grounds,

Management

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

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s)

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$4,803

**Tax Other Annual Assessment Amount:** 548

**Tax Legal Description:** FOREST BROOKE ACTIVE ADULT PH 6A AND 7 LOT 6 BLOCK 48

**Tax Lot:** 6

## Green Building Info

**Green Water Conservation:** Drip Irrigation

## Rooms



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Room type	Level
Foyer	First
Bedroom 2	First
Bathroom 2	First
Laundry	First
Kitchen	First
Dining Room	First
Living Room	First
Primary Bedroom	First
Primary Bathroom	First
Balcony/Porch/Lanai	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security Gate, Smoke Detector(s)

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

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s)

**Utilities:** Cable Connected, Electricity Connected

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

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Heating:** Central

**Roof:** Concrete, Tile

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only, ShowingTime



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