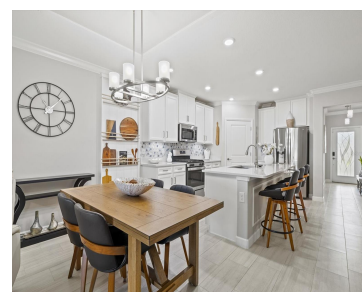


17578 HOLLY WELL AVENUE WIMAUMA FL 33598

<https://candiscarmichael.com>



\$259,900



LIVE THE RESORT LIFESTYLE EVERY DAY in this BEAUTIFULLY MAINTAINED 2-BEDROOM, 2-BATH VILLA located in the GATED, GOLF CART-FRIENDLY 55+ COMMUNITY OF MEDLEY AT SOUTHSORE BAY, home to the incredible METRO LAGOON — A 5-ACRE CRYSTAL-CLEAR LAGOON WITH SWIMMING, KAYAKING, PADDLEBOARDING, SANDY BEACHES, AND A SWIM-UP BAR. Residents enjoy a vibrant lifestyle with access to [...]

- 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



Call us now

Phone: 727-888-3292

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

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

GarageSpaces: 1

Location Details

Township: 32

Road Surface Type: Paved

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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, Sewer

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE