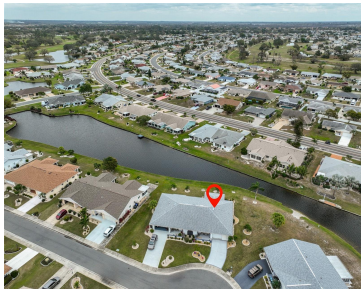


1805 COLUMBINE PLACE SUN CITY CENTER FL 33573

https://candiscarmichael.com



SELLER MOTIVATED. Calling all WATER LOVERS! .AMAZING WATER FRONTAGE ON MIRROR LAKE..TRULY EXCEPTIONAL, COMPLETELY UPDATED AND MOVE IN READY, this 2bed, 2bath “TWINTREE” model, is positioned on an oversized lot at the end of a quiet CUL-DE-SAC. CONTEMPORARY UPDATES AND A NEUTRAL paint palate makes this home EXCEPTIONAL. TWINTREEs are highly desired, as they have [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1756 sq ft



Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8352922

Description



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Email: RealtorCandis@gmail.com



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1756 sq ft

**Year built:** 1981

**SubdivisionName:** SUN LAKES SUBDIVISION LOT 63  
BLOCK 5

**GarageSpaces:** 2

**Date added:** Added 3 days ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8800 sq ft

**View:** Water

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 32

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Ninguno, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Laminate, Wood

**Patio And Porch Features:** Covered, Enclosed, Front Porch, Patio, Porch, Screened

**Waterfront YN:** Yes

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Wire

**Window Features:** Double Pane Windows, Insulated Windows, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Cul-De-Sac, City Limits, Landscaped, Level, Sidewalk, Street Dead-End

**Appliances:** Cooktop, Dishwasher, Disposal, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Refrigerator, Water Softener

**Laundry Features:** Inside, Laundry Room

**Pool Features:** Auto Cleaner, Deck, Gunite, Heated, In Ground, Indoor, Lap, Outside Bath Access

**Waterfront Features:** Lake Front

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Courtyard, Lighting, Private Mailbox, Rain Gutters, Sidewalk

**Roof:** Shingle

**Architectural Style:** Ranch

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** SUN LAKES SUBDIVISION LOT 63 BLOCK 5

**Levels:** One

**Builder Model:** TWINTREE

**Construction Materials:** Block, Stucco

**Parcel Number:** U 01 32 19 2WC 000005 00063.0

**Direction Faces:** East

**Foundation Details:** Slab

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



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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Golf Course, Handicap Modified, Pickleball Court(s), Pool, Recreation Facilities, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trail(s), Wheelchair Access

**Association Fee:** 130

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Management, Security

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Dog Park, Fitness Center, Golf Carts OK, Golf, Park, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** SUN LAKES SUBDIVISION LOT 63  
BLOCK 5

**Tax Annual Amount:** \$4,109

**Tax Lot:** 000630

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	14x21	First	21	14
Dining Room	10x11	First	11	10
Kitchen	10x12	First	12	10
Family Room	15x16	First	16	15
Primary Bedroom	13x14	First	14	13
Primary Bathroom		First		
Bedroom 2		First		
Florida Room		First		

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Dog Park, Fitness Center, Golf Carts OK, Golf, Park, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

**ExteriorFeatures:** Courtyard, Lighting, Private Mailbox, Rain Gutters, Sidewalk

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Refrigerator, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Double Pane Windows, Insulated Windows, Window Treatments

**PoolFeatures:** Auto Cleaner, Deck, Gunite, Heated, In Ground, Indoor, Lap, Outside Bath Access

**Features:** Ceiling Fans(s), Ninguno, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

---

## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Lock Box Electronic, ShowingTime



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