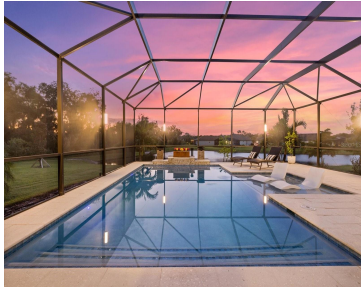


1807 TWIN RIVERS TRAIL PARRISH FL 34219

<https://candiscarmichael.com>



****MASSIVE SAVINGS ON THIS HOME WITH IT'S ASSUMABLE MORTGAGE OF 3.25% - CALL FOR DETAILS TODAY**.** Discover your dream home in the coveted Twin Rivers community of Parrish, Florida, where Old Florida charm meets modern luxury. Set on a premier nearly half-acre lot, this stunning custom residence offers a tranquil escape with breathtaking water, sunset, [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3542 sq ft



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Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRA4621231

Description

Virtual Tour: <https://my.matterport.com/show/?m=8NPwuCCAbc6&mls=1>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 3542 sq ft

Year built: 2021

SubdivisionName: TWIN RIVERS PH V-A2 & V-A3

GarageSpaces: 3

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 17102 sq ft

View: Park/Greenbelt, Pool, Trees/Woods, Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 34S

Road Surface Type: Asphalt

Elementary School: Williams Elementary

Middle Or Junior School: Buffalo Creek Middle

High School: Parrish Community High

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Luxury Vinyl, Tile

Patio And Porch Features: Deck, Front Porch, Patio, Rear Porch, Screened

Pool Features: Child Safety Fence, Deck, Fiber Optic Lighting, Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure, Tile

Fireplace Features: Electric, Insert, Living Room, Non Wood Burning

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors

Window Features: Blinds

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Public, Sewer Connected, Street Lights, Underground Utilities, Water Connected

View: Park/Greenbelt, Pool, Trees/Woods, Water

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room

Pool Private YN: Yes

Fireplace YN: Yes

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Craftsman, Florida

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Property Details

Subdivision Name: TWIN RIVERS PH V-A2 & V-A3

Levels: Two

Foundation Details: Slab

Listing Terms: Assumable, Cash, Conventional, VA Loan

Parcel Number: 497750209

Direction Faces: East

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee: 286

Association Fee Frequency: Quarterly

Fees&Taxes

Tax Year: 2023

Tax Annual Amount: \$8,973

Tax Legal Description: LOT 5099, TWIN RIVERS PH V-A2 & V-A3 PI #4977.5020/9

Tax Lot: 5099

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	34x21	First	21	34
Kitchen	34x10	First	10	34
Office	12x13	First	13	12
Primary Bedroom	20x18	First	18	20
Primary Bathroom	14x11	First	11	14
Bedroom 2	13x13	First	13	13
Bedroom 3	18x11	First	11	18
Bedroom 4	15x11	First	11	15
Dining Room	11x13	First	13	11
Bonus Room	26x17	Second	17	26

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

WindowFeatures: Blinds

PoolFeatures: Child Safety Fence, Deck, Fiber Optic Lighting, Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure, Tile

Features: Built-in Features, Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, Electric, High Ceilings, Insert, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Non Wood Burning, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Public, Sewer Connected, Street Lights, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Building Details

ArchitecturalStyle: Craftsman, Florida

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway

Miscellaneous

Ownership: Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure

Occupant Type: Owner **Showing Requirements:** 24 Hour Notice, Appointment Only, Guard Dog, Lock Box Electronic, See Remarks, ShowingTime



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