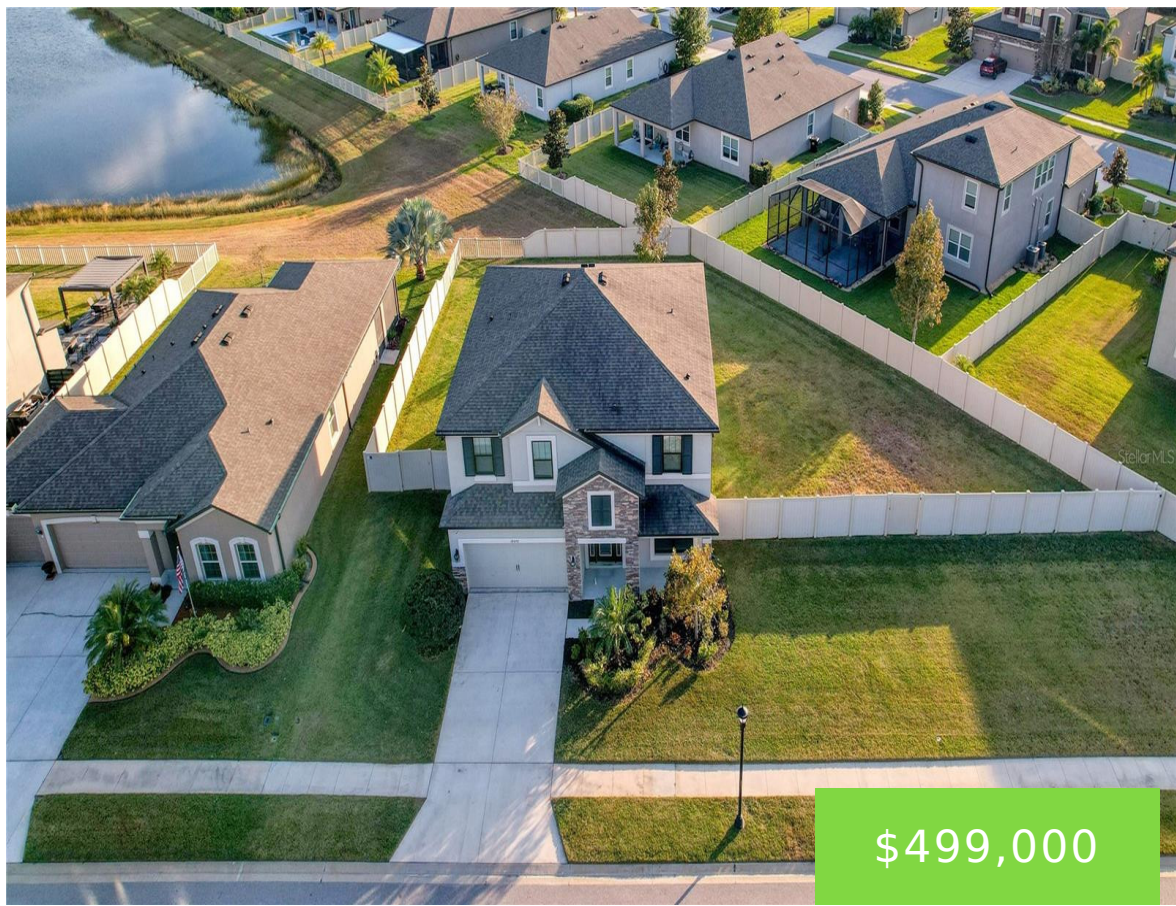


18576 OBREGAN DRIVE SPRING HILL FL 34610

https://candiscarmichael.com



This is the kind of home that just works—and it’s bigger than you think. Built in 2019 by M/I Homes, this spacious 2,890 square foot, 4-bedroom plus den is located in Talavera on one of the largest fully fenced lots in the community—one of those communities where families are actually outside playing and neighbors know [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2890 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8446370



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8446370>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2890 sq ft

**Year built:** 2019

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 13520 sq ft

**SubdivisionName:** TALAVERA PH 1E

**GarageSpaces:** 2

---

## Location Details

**Township:** 25

**Road Surface Type:** Paved

**Elementary School:** Mary Giella Elementary-PO

**Middle Or Junior School:** Crews Lake Middle-PO

**High School:** Land O' Lakes High-PO

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dryer, Microwave, Range, Washer

**Laundry Features:** Inside, Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Fencing:** Fenced, Vinyl

**Security Features:** Closed Circuit Camera(s)

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** TALAVERA PH 1E

**Levels:** Two

**Number Of Lots:** 1

**Construction Materials:** Block, Stucco

**Parcel Number:** 04-25-18-0060-00700-0180

**Direction Faces:** Northeast

**Foundation Details:** Slab

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

---

## Association Information

**Association YN:** Yes

**Association Fee:** 57

**Association Fee Frequency:** Quarterly

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$10,344

**Tax Other Annual Assessment Amount:** 2605

**Tax Legal Description:** TALAVERA PHASE 1E PB 78 PG 001 BLOCK 7 LOT 18

**Tax Lot:** 18



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# Rooms

Room type	Dimensions	Level	Length	Width
Laundry	10x6	First	6	10
Living Room	20x16	First	16	20
Dining Room	12x20	First	20	12
Kitchen	15x21	First	21	15
Loft	11x13	Second	13	11
Bathroom 2	8x11	Second	11	8
Primary Bathroom	14x15	Second	15	14
Bedroom 4	12x12	Second	12	12
Bedroom 3	12x12	Second	12	12
Bedroom 2	12x14	Second	14	12
Primary Bedroom	14x18	Second	18	14
Bathroom 3	6x5	First	5	6



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Closed Circuit Camera(s)

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dryer, Microwave, Range, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Walk-In Closet(s)

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** ShowingTime



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