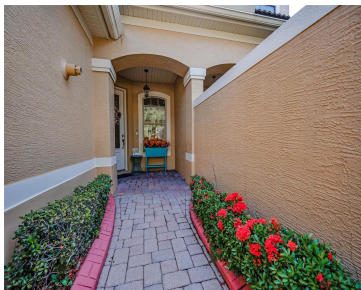


1904 PAW PAW PLACE TRINITY FL 34655

https://candiscarmichael.com



**\*\*The only one with a loft currently available in this Trinity community!\*\***  
Discover tranquility and convenience in this stunning townhome! Price-adjusted 3-bedroom, 2.5-bathroom home with a loft and office, nestled within the gated community of The Sabals Townhomes. This impeccably maintained residence offers ultimate privacy, situated on a maintenance-free, non-flood zone conservation lot, free of [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2223 sq ft



Courtesy of

**Listing Office:** COLDWELL BANKER REALTY  
**Status:** Active

**Office ID:** MFR260010123  
**MLS ID:** MFRTB8430072



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://virtual-tour.aryeo.com/sites/nxrwzgw/unbranded>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2352 sq ft

**View:** Trees/Woods

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2223 sq ft

**Year built:** 2007

**SubdivisionName:** SABAL WYNDTREE A1 A2 A3 B1

**ListOfficeName:** COLDWELL BANKER REALTY

**GarageSpaces:** 2

**ListAOR:** mfrmls

---

## Location Details

**Township:** 26S

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Seven Springs Middle-PO

**Road Surface Type:** Asphalt

**Elementary School:** Trinity Oaks Elementary

**High School:** J.W. Mitchell High-PO

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## Property Features



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

**Flooring:** Carpet, Ceramic Tile, Cork, Wood

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

**Fireplace Features:** Decorative, Electric, Family Room, Non Wood Burning

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** French Doors, Lighting, Rain Gutters

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

**Architectural Style:** Mediterranean

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Softener

**Laundry Features:** Inside, Laundry Room

**Fireplace YN:** Yes

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

**Attached Garage YN:** Yes

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

**Roof:** Tile

**Window Features:** Skylight(s), Blinds, Shades, Window Treatments

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

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** Cul-De-Sac, Private

---

## Property Details

**Subdivision Name:** SABAL WYNDTREE A1 A2 A3 B1

**Levels:** Multi/Split

**Builder Name:** Schickendanz

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

**Parcel Number:** 16-26-34-006.0-000.00-050.0

**Direction Faces:** West

**Foundation Details:** Block, Slab

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



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# Association Information

<b>Association YN:</b> Yes	<b>Association Fee:</b> 375
<b>Association Fee Frequency:</b> Monthly	<b>Association Fee Includes:</b> Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Pest Control, Private Road, Trash
<b>Association Amenities:</b> Cable TV, Fence Restrictions, Gated, Maintenance, Other, Pool	<b>Community Features:</b> Community Mailbox, Deed Restrictions, Gated Community - No Guard, No Truck/RV/Motorcycle Parking, Pool, Street Lights

# Fees&Taxes

<b>Tax Year:</b> 2024	<b>Tax Annual Amount:</b> \$5,955
<b>Tax Legal Description:</b> SABAL AT WYNDTREE PB 49 PG 007 LOT 50	<b>Tax Lot:</b> 50

# Rooms



Room type	Dimensions	Level	Length	Width
Kitchen	10x17	First	17	10
Living Room	16x14	First	14	16
Dining Room	14x10	First	10	14
Primary Bedroom	13x17	First	17	13
Bedroom 2	12x12	Second	12	12
Bedroom 3	12x12	Second	12	12
Laundry	6x8	First	8	6

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

**WindowFeatures:** Skylight(s), Blinds, Shades, Window Treatments

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

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Gated Community - No Guard, No Truck/RV/Motorcycle Parking, Pool, Street Lights

**ExteriorFeatures:** French Doors, Lighting, Rain Gutters

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

---

## Building Details

**ArchitecturalStyle:** Mediterranean

**Heating:** Central, Electric, Heat Pump

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, Gate Code Required, Lockbox, ShowingTime



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