

2140 BILLER CIRCLE THE VILLAGES FL 32163

<https://candiscarmichael.com>



**** WATERFRONT ** ROOM FOR A POOL ** GLASS ENCLOSED LANAI **
OVERSIZED 2 CAR + GOLF CAR GARAGE w/AC ** \$100,000 in UPGRADES **
MOTIVATED SELLER ** FURNITURE AND GOLF CAR PACKAGE AVAILABLE **.**
Stunning waterfront 3-bed, 2-bath expanded Iris in the Village of McClure,
minutes from golfing, shopping, dining, recreation, and Eastport Town [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1994 sq ft



Courtesy of

Listing Office: BEYCOME OF FLORIDA LLC

Status: Active

Office ID: MFR279508652

MLS ID: MFRO6383599



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 6534 sq ft

SubdivisionName: SOUTHERN OAKS UN 18

GarageSpaces: 3

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1994 sq ft

Year built: 2019

ListOfficeName: BEYCOME OF FLORIDA LLC

ListAOR: mfrmls

Location Details

Township: 19

Road Surface Type: Asphalt

Property Features

Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Solid Surface Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Luxury Vinyl

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Other, Rain Gutters, Sliding Doors

Utilities: Public

Sewer: Public Sewer

Heating: Heat Pump

Appliances: Dishwasher, Disposal, Dryer, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Filtration System

Laundry Features: Inside

Waterfront Features: Pond

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Subdivision Name: SOUTHERN OAKS UN 18

Parcel Number: G33T025

Levels: One

Direction Faces: West

Foundation Details: Slab

Construction Materials: Concrete, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Property Condition: Completed

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$9,877

Tax Other Annual Assessment Amount: 2400

Tax Legal Description: LOT 25 VILLAGES OF SOUTHERN OAKS UNIT 18 PB 17 PGS12-12F

Tax Lot: 25

Rooms

Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Living Room	First
Kitchen	First

Amenities & Features



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THE STANDARD OF EXCELLENCE

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Other, Rain Gutters, Sliding Doors

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Solid Surface Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Public

Amenities: Dishwasher, Disposal, Dryer, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Filtration System

Building Details

NewConstructionYN: No

Exterior material: Concrete, Stucco

Heating: Heat Pump

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment **Showing Requirements:** Call Owner, See Remarks



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