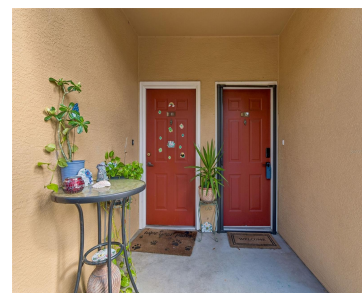


# 2261 TUSCANY TRACE PALM HARBOR FL 34683

<https://candiscarmichael.com>



Welcome to gated, Tuscany at Innisbrook! Sought after layout-split floor plan with 2 bedrooms and 2 full baths are rarely available. This beautiful home is ideally located right across the street from the pool, clubhouse and gym. The living areas flow seamlessly from the gathering area to the spacious kitchen. Lovely plank tile floors throughout [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1195 sq ft



## Courtesy of

**Listing Office:** RE/MAX REALTEC GROUP INC

**Status:** Active

**Office ID:** MFR260000706

**MLS ID:** MFRTB8486130



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8486130>

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## Basics

**Unit Number:** 102

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 872068 sq ft

**UnitNumber:** 102

**ListOfficeName:** RE/MAX REALTEC GROUP INC

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1195 sq ft

**Year built:** 2002

**SubdivisionName:** TUSCANY AT INNISBROOK CONDO

**GarageSpaces:** 1

---

## Location Details

**Township:** 27

**Road Surface Type:** Asphalt

---

## Property Features



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**Interior Features:** Ceiling Fans(s) **Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Flooring:** Ceramic Tile

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 1

**Pets Allowed:** Number Limit, Yes

**Exterior Features:** Lighting, Sidewalk

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Available, Phone Available, Sewer Connected, Water Connected

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Electric

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** TUSCANY AT INNISBROOK CONDO

**Parcel Number:** 30-27-16-92681-001-0020

**Levels:** Two

**Direction Faces:** Southwest

**Foundation Details:** Slab

**Construction Materials:** Block

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

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## Association Information

**Association YN:** Yes

**Association Fee Includes:** Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Private Road, Recreational Facilities, Security, Trash

**Association Amenities:** Clubhouse, Fitness Center, Pool, Recreation Facilities, Tennis Court(s)

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

---

## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$4,273

**Tax Legal Description:** TUSCANY AT INNISBROOK CONDO  
BLDG 1, UNIT 2 (AKA #1-0012)

**Tax Lot:** 0020

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## Green Building Info

**Green Energy Generation:** Hydro Power

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## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x14	First	14	14
Kitchen	12x13	First	13	12
Primary Bedroom	15x15	First	15	15
Bedroom 2	13x13	First	13	13

---

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Available, Phone Available, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Sidewalk

**Features:** Ceiling Fans(s)

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Electric

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, Call Before Showing, Lock Box Electronic, See Remarks



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