

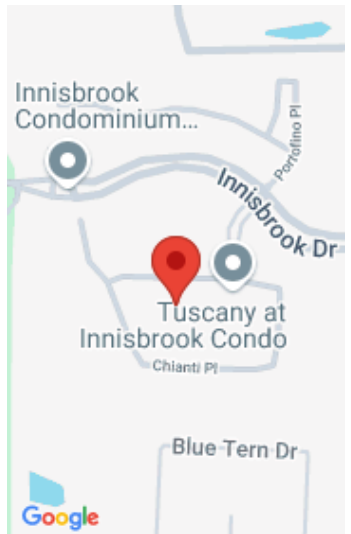
# 2295 TUSCANY TRACE PALM HARBOR FL 34683

<https://candiscarmichael.com>



Tuscany at Innisbrook offers an incredible lifestyle with some truly fantastic amenities! The combination of a beautifully designed 2 Bed/2 Bath/1 Garage townhome with upscale features like granite countertops, crown molding, and 42" kitchen cabinets must really set the tone for an inviting, stylish home. And the resort-style amenities take it to the next level. The [...]

- 2 beds
- 2 baths
- Residential
- Townhouse
- Active
- 1240 sq ft



**Call us now**

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8319566

---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8319566>

---

## Basics

**Unit Number:** 2

**Date added:** Added 4 weeks ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 2

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1240 sq ft

**Year built:** 2002

**SubdivisionName:** TUSCANY AT INNISBROOK  
CONDO

**GarageSpaces:** 1

---

## Location Details

**Township:** 27

**Road Surface Type:** Asphalt

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Split Bedroom  
**Flooring:** Laminate  
**Pool Private YN:** Yes  
**Spa Features:** Heated, In Ground  
**Attached Garage YN:** Yes  
**Pets Allowed:** Size Limit, Yes  
**Roof:** Tile  
**Water Source:** Public  
**Cooling:** Central Air

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer  
**Laundry Features:** Inside, Laundry Room  
**Pool Features:** Gunite, Heated  
**Garage YN:** Yes  
**Garage Spaces:** 1  
**Exterior Features:** Other, Storage, Tennis Court(s)  
**Utilities:** Public  
**Sewer:** Public Sewer  
**Heating:** Central

---

## Property Details

**Subdivision Name:** TUSCANY AT INNISBROOK CONDO

**Levels:** Two

**Foundation Details:** Slab

**Parcel Number:** 30-27-16-92681-002-0020

**Direction Faces:** South

**Construction Materials:** Wood Frame

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Fitness Center, Gated Community - No Guard, Park, Playground, Pool

**Association Fee:** 562

**Association Fee Includes:** Insurance, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Pool

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2023

**Tax Annual Amount:**  
\$3,568

**Tax Legal Description:** TUSCANY AT INNISBROOK CONDO  
BLDG 2, UNIT 2 (AKA #2-0022)

**Tax Lot:** 2

---

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x12	Second	12	12
Living Room	14x18	Second	18	14
Kitchen	10x10	Second	10	10

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**ExteriorFeatures:** Other, Storage, Tennis Court(s)

**Utilities:** Public

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Fitness Center, Gated Community - No Guard, Park, Playground, Pool

**PoolFeatures:** Gunite, Heated

**Features:** Split Bedroom

---

## Building Details



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**NewConstructionYN:** No

**Exterior material:** Wood Frame

**Heating:** Central

**Roof:** Tile

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE