

2307 NEW ORCHARD COURT SUN CITY CENTER FL 33573

https://candiscarmichael.com



Priced below appraisal value! Welcome to peaceful waterfront living in the highly sought after Kings Point community of Sun City Center, where maintenance-free living, resort-style amenities, and golf cart accessibility create the perfect over 55 Florida lifestyle. Perfectly positioned on a quiet cul-de-sac with tranquil pond and conservation views, this beautifully updated Concord floor plan [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1125 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8507573



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



Description

Virtual Tour:

https://drive.google.com/file/d/1nel6B0LdD9peKVxKBCbt8RDNIyOc0DWq/view?usp=share_link

Basics

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1125 sq ft

Year built: 1995

SubdivisionName: NANTUCKET III CONDO

GarageSpaces: 1

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 1727 sq ft

View: Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 32

Road Surface Type: Paved

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

Flooring: Luxury Vinyl

Parking Features: Garage Door Opener, Golf Cart Parking

Attached Garage YN: Yes

Pets Allowed: No

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Sliding Doors

Window Features: Skylight(s)

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: Paved, Private

Property Details

Subdivision Name: NANTUCKET III CONDO

Levels: One

Direction Faces: South

Construction Materials: Stucco

Parcel Number: U-14-32-19-207-000000-00044.0

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Conventional

Association Information



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Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Pest Control, Private Road, Recreational Facilities, Sewer, Trash, Water

Association Amenities: Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court

Community Features: Buyer Approval Required, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$3,860

Tax Legal Description: NANTUCKET III CONDOMINIUM PHASE 2 UNIT 44 (See Deed for full legal description)

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	15x14.5	First	14.5	15
Dining Room	15x9.5	First	9.5	15
Kitchen	12.5x9.5	First	9.5	12.5
Primary Bedroom	13x12	First	12	13
Bedroom 2	12x11	First	11	12
Florida Room	15.5x14.5	First	14.5	15.5
Foyer	9x7	First	7	9

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Buyer Approval Required, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s)

ExteriorFeatures: Sliding Doors

Features: Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Skylight(s)

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer



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Building Details

NewConstructionYN: No

Exterior material: Stucco

Parking: Garage Door Opener, Golf Cart Parking

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Condominium **Home Warranty YN:** Yes

Occupant Type: Vacant **Showing Requirements:** Supra Lock Box, Appointment Only,
ShowingTime



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