

# 2726 FEATHERSTONE DRIVE HOLIDAY FL 34691

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Welcome home to this beautifully maintained, maintenance-free 2-bedroom, 2-bath villa designed and built by Arthur Rutenberg, located in the desirable Edgewood of Gulf Trace community. As you enter the neighborhood, you'll immediately appreciate the picturesque, tree-lined streets shaded by majestic old oak trees. Inside, the home feels [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1232 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8460350



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8460350>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 1820 sq ft

**SubdivisionName:** EDGEWOOD GULF TRACE  
REP

**ListAOR:** mfrmls

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1232 sq ft

**Year built:** 1986

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

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## Location Details

**Township:** 26S

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Paul R. Smith Middle-  
PO

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Gulf Trace Elementary

**High School:** Anclote High-PO

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## Property Features



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**Interior Features:** Accessibility Features, Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Tile, Vinyl

**Patio And Porch Features:** Covered, Enclosed, Front Porch, Porch, Rear Porch

**Carpport Spaces:** 1

**Exterior Features:** Lighting, Sidewalk, Sliding Doors

**Security Features:** Smoke Detector(s)

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Phone Available, Public, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Accessibility Features:** Accessible Approach with Ramp, Accessible Bedroom, Accessible Closets, Accessible Common Area, Accessible Doors, Accessible Electrical and Environmental Controls, Accessible Entrance, Accessible Full Bath, Visitor Bathroom, Accessible Hallway(s), Accessible Kitchen, Accessible Central Living Area, Central Living Area, Enhanced Accessible

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

**Laundry Features:** Inside, Laundry Closet, Laundry Room

**Carpport YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Roof:** Shingle

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

**Vegetation:** Oak Trees, Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** In County, Landscaped, Near Public Transit, Sidewalk, Street Dead-End, Paved, Private

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## Property Details

**Subdivision Name:** EDGEWOOD GULF TRACE REP

**Levels:** One

**Direction Faces:** West

**Construction Materials:** Block, Stucco

**Parcel Number:** 30-26-16-0240-00000-0150

**Property Attached YN:** Yes

**Foundation Details:** Slab

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



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## Association Information

**Association YN:** Yes

**Association Fee:** 570

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Pool, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Private Road, Sewer, Trash, Water

**Association Amenities:** Pool, Spa/Hot Tub

**Community Features:** Buyer Approval Required, Community Mailbox, Deed Restrictions, Pool, Sidewalks, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$1,190

**Tax Legal Description:** EDGEWOOD OF GULF TRACE REPLAT PB 24 PG 140 BEING REPLAT OF EDGEWOOD OF GULF TRACE PB 24 PG 41 LOT 15

**Tax Lot:** 15

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## Green Building Info

**Green Energy Efficient:** Appliances

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	14x25	First	25	14
Dining Room	14x8	First	8	14
Dinette	10x10	First	10	10
Kitchen	10x19	First	19	10
Primary Bedroom	12x15	First	15	12
Primary Bathroom	10x12	First	12	10
Bedroom 2	12x12	First	12	12
Bathroom 2	9x8	First	8	9
Balcony/Porch/Lanai	14x10	First	10	14

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Skylight(s), Blinds

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Phone Available, Public, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Buyer Approval Required, Community Mailbox, Deed Restrictions, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Lighting, Sidewalk, Sliding Doors

**Features:** Accessibility Features, Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Lock Box Electronic, ShowingTime



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