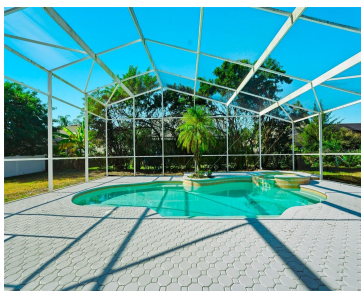


2807 MANNING DRIVE TRINITY FL 34655

https://candiscarmichael.com



Welcome to 2807 Manning Drive! This beautifully updated home is located in a desirable gated community with access to excellent schools, Zoned for Trinity Oaks Elementary, Seven Springs Middle, and J.W. Mitchell High — all top-rated Pasco County schools.including a sparkling pool and Major improvements provide peace of mind: new roof (2025), AC (2022), water [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2662 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC.

**Status:** Active

**Office ID:** MFR260033918

**MLS ID:** MFRTB8451221



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



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## Description

### Virtual Tour:

<https://www.zillow.com/view-imx/18e18d2a-8b2e-4b97-9721-0d8bb5d2e711?wl=true&setAttribution=mls&initialViewType=pano>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8400 sq ft

**SubdivisionName:** TRINITY WEST

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2662 sq ft

**Year built:** 2004

**ListOfficeName:** LPT REALTY, LLC.

**ListAOR:** mfrmls

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## Location Details

**Township:** 26

**Elementary School:** Trinity Oaks Elementary

**High School:** J.W. Mitchell High-PO

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Seven Springs Middle-PO

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Stone Counters

**Flooring:** Luxury Vinyl

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, On Street

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Window Features:** Blinds, Drapes

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Pool Features:** Child Safety Fence, Heated, Screen Enclosure

**Spa Features:** In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

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

**Security Features:** Fire Alarm, Gated Community, Security System, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Natural Gas Available, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** TRINITY WEST

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 27-26-16-0080-00000-1420

**Direction Faces:** East

**Construction Materials:** Block

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Semi-Annually

**Association Fee:** 300

**Community Features:** Buyer Approval Required, Gated Community - No Guard, Golf Carts OK, Playground, Sidewalks



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# Fees&Taxes

**Tax Year:** 2024  
**Tax Legal Description:** TRINITY WEST PB 45 PG 135 LOT 142  
**Tax Annual Amount:** \$286  
**Tax Lot:** 142

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# Rooms



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Room type	Dimensions	Level	Length	Width
Dining Room	12x12	First	12	12
Kitchen	15x17	First	17	15
Living Room	17x19	First	19	17
Primary Bedroom	12x26	First	26	12
Primary Bathroom	12x15	First	15	12
Bedroom 2	15x13	First	13	15
Bedroom 3	11x12	First	12	11
Bedroom 4	11x12	First	12	11
Bathroom 2	5x8	First	8	5
Bathroom 3	5x8	First	8	5
Office	12x13	First	13	12
Laundry	5x8	First	8	5

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**CommunityFeatures:** Buyer Approval Required, Gated Community - No Guard, Golf Carts OK, Playground, Sidewalks

**ExteriorFeatures:** French Doors, Lighting, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Natural Gas Available, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Fire Alarm, Gated Community, Security System, Smoke Detector(s)

**WindowFeatures:** Blinds, Drapes

**PoolFeatures:** Child Safety Fence, Heated, Screen Enclosure

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Stone Counters

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway, Garage Door Opener, On-street

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Call Listing Agent 2, Gate Code Required, Listing Agent Must Accompany, ShowingTime



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