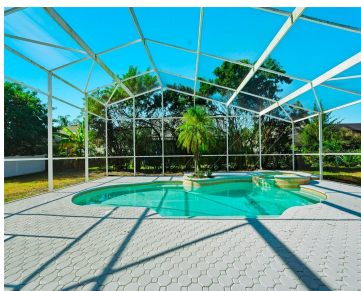


2807 MANNING DRIVE TRINITY FL 34655

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



Description

Virtual Tour:

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

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 2 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2662 sq ft

Year built: 2004

ListOfficeName: LPT REALTY, LLC.

ListAOR: mfrmls

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

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

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

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 Annual Amount: \$286

Tax Legal Description: TRINITY WEST PB 45 PG 135 LOT 142

Tax Lot: 142

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

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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