

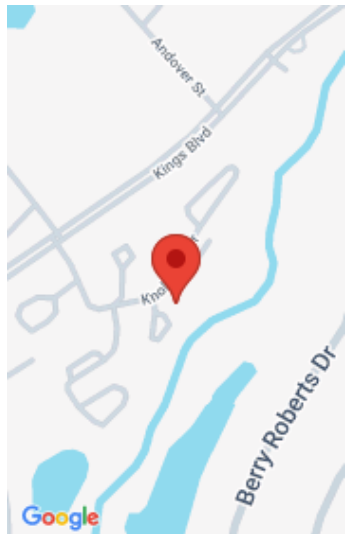
# 304 KNOTTWOOD COURT SUN CITY CENTER FL 33573

<https://candiscarmichael.com>



The hidden gem you have been waiting for has arrived, not only a gorgeous home, but you can also appreciate the Florida lifestyle with maintenance-free benefits. Nestled in the highly desired King's Point's community The "Knolls", this 2-bedroom 2-bath with a large lanai and tasteful upgrades, stunning kitchen, solid surface flooring, ect. The "knolls" at [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1073 sq ft



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



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## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8326339

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8326339>

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## Basics

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1073 sq ft

**Year built:** 1988

**SubdivisionName:** THE KNOLLS OF KINGS POINT II A

**ListAOR:** mfrmls

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 1441 sq ft

**View:** Trees/Woods

**ListOfficeName:** DALTON WADE INC

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## Location Details

**Township:** 32

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

**Flooring:** Tile

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

**Carport Spaces:** 1

**Exterior Features:** Irrigation System, Lighting, Rain Gutters

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

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Electric

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

**Laundry Features:** Inside

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Cul-De-Sac

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## Property Details

**Subdivision Name:** THE KNOLLS OF KINGS POINT II A

**Parcel Number:** U-12-32-19-1YM-000004-00002.0

**Levels:** One

**Direction Faces:** Southwest

**Foundation Details:** Slab

**Construction Materials:** Stucco

**Listing Terms:** Cash, Conventional

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## Association Information

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Recreational Facilities, Security, Sewer, Trash, Water

**Community Features:** Buyer Approval Required, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Racquetball, Restaurant

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:**  
\$1,953

**Tax Legal Description:** THE KNOLLS OF KINGS POINT II A  
CONDOMINIUM PHASE 1 BLDG 4 UNIT 2 SECTIONS 12-32-19 AND  
13-32-19

**Tax Lot:** 1

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## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	15x22	First	22	15
Kitchen	8x10	First	10	8
Primary Bedroom	14x12	First	12	14
Bedroom 2	11x10	First	10	11

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Racquetball, Restaurant

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

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Irrigation System, Lighting, Rain Gutters

**Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Condominium **Disclosures:** Condominium Disclosure Available, Seller Property Disclosure

**Occupant Type:** Vacant **Showing Requirements:** Lock Box Coded, ShowingTime



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