

# 306 BARRINGTON COURT SPRING HILL FL 34609

<https://candiscarmichael.com>



\$325,000



Welcome to this beautifully maintained 3-bedroom, 2-bath home offering over 2,000 square feet of comfortable living space in the highly sought-after 55+ gated community of The Wellington at Seven Hills. Situated on a quiet cul-de-sac with a 2025 roof and 2021 AC, this home combines spacious living areas, thoughtful design, and access to outstanding community [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2004 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRW7886547



### Call us now

Phone: 727-888-3292

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



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## Description

### Virtual Tour:

<https://www.zillow.com/view-imx/6d910bae-9da2-40bd-a08e-c1c603221744?wl=true&setAttribution=mls&initialViewType=pano>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 2004 sq ft

**Lot size, sq ft:** 9505 sq ft

**Year built:** 2006

**SubdivisionName:** WELLINGTON AT SEVEN HILLS PH10

**ListOfficeName:** LPT REALTY, LLC **GarageSpaces:** 2

**ListAOR:** mfrmls

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## Location Details

**Township:** 23S

**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Ceiling Fans(s), High Ceilings, Split Bedroom, Walk-In Closet(s)

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

**Flooring:** Carpet, Ceramic Tile, Laminate

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

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

**Exterior Features:** Sliding Doors

**Roof:** Shingle

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

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Heat Pump

**Furnished:** Negotiable



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## Property Details

**Subdivision Name:** WELLINGTON AT SEVEN HILLS PH10

**Levels:** One

**Foundation Details:** Block, Slab

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

**Parcel Number:** R32-223-18-3542-0000-1021

**Direction Faces:** North

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Gated, Pickleball Court(s), Pool, Shuffleboard Court, Tennis Court(s)

**Association Fee:** 233

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Internet

**Community Features:** Clubhouse, Gated Community - Guard, Golf Carts OK, Restaurant, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** WELLINGTON AT SEVEN HILLS PH10 LOT 1021

**Tax Annual Amount:** \$3,648

**Tax Lot:** 1021

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	11x18	First	18	11
Living Room	17.5x24	First	24	17.5
Primary Bathroom	8x22	First	22	8
Kitchen	9x15	First	15	9
Bedroom 1	12x11	First	11	12
Bedroom 2	11x11	First	11	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Gated Community - Guard, Golf Carts OK, Restaurant, Tennis Court(s)

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Split Bedroom, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Heat Pump

**Roof:** Shingle



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# Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



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