

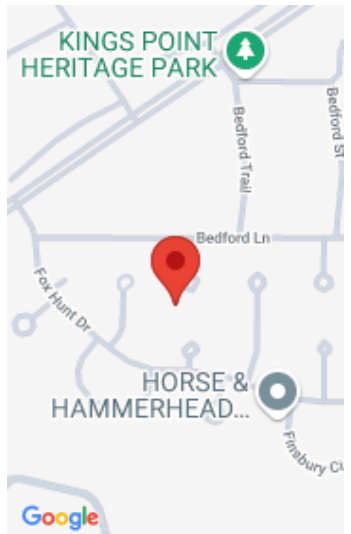
# 306 FRIAR COURT SUN CITY CENTER FL 33573

<https://candiscarmichael.com>



Located close to the North Club, this charming condo has been well maintained! During the last few years the owner has opened up and updated the kitchen with new cabinets, tile floor, counter tops and appliances. The living and dining area have beautiful laminate flooring. With the open floor plan there is plenty of space [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 984 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:** MFRT3550480

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/T3550480>

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## Basics

**Unit Number:** B

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 979 sq ft

**UnitNumber:** B

**ListOfficeName:** DALTON WADE INC

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 984 sq ft

**Year built:** 1979

**SubdivisionName:** FAIRFIELD C CONDO

**ListAOR:** mfrmls

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## Location Details

**Township:** 32

**Road Surface Type:** Asphalt, Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Laminate, Tile

**Carport YN:** Yes

**Exterior Features:** Rain Gutters

**Utilities:** Cable Connected, Electricity Connected, Fire Hydrant, Sewer Connected, Street Lights, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

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

**Laundry Features:** Inside, Laundry Room

**Carport Spaces:** 1

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air, Humidity Control

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## Property Details

**Subdivision Name:** FAIRFIELD C CONDO

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** U-12-32-19-1Y0-000000-00065.0

**Direction Faces:** North

**Construction Materials:** Stucco

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## Association Information

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

**Association Amenities:**  
Cable TV

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Courts

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual  
Amount:** \$82

**Tax Legal Description:** FAIRFIELD C CONDOMINIUM UNIT 65 1/22%  
UNDIVIDED SHARE OF OWNERSHIP OF COMMON ELEMENTS

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## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x16	First	16	14
Kitchen	7x9	First	9	7
Primary Bedroom	11x13	First	13	11
Bedroom 2	11x12	First	12	11
Dining Room	8x9	First	9	8

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Courts

**Utilities:** Cable Connected, Electricity Connected, Fire Hydrant, Sewer Connected, Street Lights, Water Connected

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air, Humidity Control

**ExteriorFeatures:** Rain Gutters

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, Call Listing Agent, Lock Box Electronic, See Remarks



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