

# 306 TOWNBRIDGE DRIVE HAINES CITY FL 33844

<https://candiscarmichael.com>



Discover effortless living in this stunning 3-bedroom, 2-full-bathroom gem, fully renovated from top to bottom for contemporary style and supreme comfort. Spanning 1624 sq ft, this home welcomes you with a light-filled, open-concept layout where the spacious living room takes center stage—perfect for lively gatherings, or simply unwinding after a long day. The home also [...]

- 3 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1624 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRP4936500



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/P4936500>

## Basics

**Bathrooms Full:** 2

**Category:** Manufactured Home

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4095 sq ft

**SubdivisionName:** SWEETWATER GOLF & TENNIS CLUB  
ADD 01

**GarageSpaces:** 1

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1624 sq ft

**Year built:** 1990

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 27

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Open Floorplan, Primary Bedroom Main Floor, Split Bedroom

**Flooring:** Tile, Vinyl

**Garage YN:** Yes

**Garage Spaces:** 1

**Carport Spaces:** 2

**Exterior Features:** Lighting, Rain Gutters

**Utilities:** Cable Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Convection Oven, Washer

**Laundry Features:** In Garage

**Attached Garage YN:** Yes

**Carport YN:** Yes

**Pets Allowed:** Number Limit, Size Limit, Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

## Property Details

**Subdivision Name:** SWEETWATER GOLF & TENNIS CLUB ADD 01

**Levels:** One

**Foundation Details:** Crawlspace

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

**Parcel Number:** 26-27-26-490051-113060

**Direction Faces:** South

**Construction Materials:** Vinyl Siding

## Association Information

**Association YN:** Yes

**Association Fee:** 376

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Fidelity Bond, Internet

**Association Amenities:** Clubhouse, Fitness Center, Gated, Golf Course, Pool, Tennis Court(s)

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Tennis Court(s)

## Fees & Taxes



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**Tax Year:** 2024

**Tax Annual Amount:**  
\$2,060

**Tax Legal Description:** SWEETWATER GOLF & TENNIS CLUB  
FIRST ADDITION PB 86 PGS 41 THRU 43 BLK K LOT 306

**Tax Lot:** 306

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12.5x18	First	18	12.5
Primary Bathroom	10.5x4.5	First	4.5	10.5
Kitchen	12x11	First	11	12
Living Room	13x18	First	18	13
Bedroom 1	9x12	First	12	9

## Amenities & Features

**Waterfront available:** No

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Tennis Court(s)

**ExteriorFeatures:** Lighting, Rain Gutters

**Utilities:** Cable Connected, Sewer Connected, Water Connected

**Features:** Open Floorplan, Primary Bedroom Main Floor, Split Bedroom

**Amenities:** Convection Oven, Washer



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## Building Details

**New Construction YN:** No

**Exterior material:** Vinyl Siding

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Gate Code Required, Lockbox, Showing Time



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