#### 3060 INLET BREEZE WAY HOLIDAY FL 34691

https://candiscarmichael.com



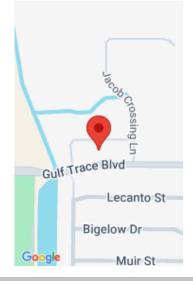






Come look at this beautiful and inviting three bedroom two and a half bath townhouse nestled in a very desirable community "The Preserve at Gulf Trace" in Holiday. Built just a few years ago in 2021 by Ryan homes, this modern and cozy home features a community dog park and also a playground. When entering [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1444 sa ft





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# **Courtesy of**

**Listing Office:** CHARLES RUTENBERG REALTY INC **Office ID:** MFR260000779

Status: Active MLS ID: MFRT3501051

### **Basics**

**Bathrooms Full: 2** Bathrooms Half: 1

Type: Residential Bedrooms: 3 beds

**Bathrooms: 3** baths **Half baths: 1** half bath

Floors: 2 floors Area, sq ft: 1444 sq ft

**Lot size, sq ft: 1696** sq ft **Year built:** 2021

SubdivisionName: PRESERVE/GULF TRACE ListOfficeName: CHARLES RUTENBERG REALTY

INC

GarageSpaces: 1 ListAOR: mfrmls

#### **Location Details**

Township: 26S Road Surface Type: Asphalt

Elementary School: Gulf Trace Elementary Middle Or Junior School: Paul R. Smith Middle-PO

High School: Anclote High-PO

## **Property Features**





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Interior Features: High Ceilings, Walk-In

Closet(s)

Flooring: Carpet, Ceramic Tile

Garage YN: Yes

Garage Spaces: 1

**Exterior Features:** Sidewalk

**Utilities:** Electricity Connected, Public

Sewer: Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Dryer, Microwave,

Range, Refrigerator, Washer

Laundry Features: Inside Attached Garage YN: Yes

Pets Allowed: Size Limit

Roof: Shingle

Water Source: Public

**Cooling:** Central Air

## **Property Details**

Subdivision Name: PRESERVE/GULF TRACE Parcel Number: 25-26-15-0060-00000-0080

Levels: Two **Direction Faces: North** 

Foundation Details: Slab Construction Materials: Block, Stucco

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

#### **Association Information**

**Association YN:** Yes **Association Fee: 245** 

Association Fee Includes: Common Area Taxes. **Association Fee Frequency:** Monthly Escrow Reserves Fund, Maintenance Structure,

Maintenance Grounds

Community Features: Dog Park,

Playground

### Fees&Taxes

**Tax Year: 2023** Tax Annual Amount: \$1,948

Tax Legal Description: THE PRESERVE AT GULF TRACE PB 79 Tax Lot: 8

PG 11 LOT 8



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#### Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	11x13	First	13	11
Living Room	11x23	First	23	11
Primary Bedroom	15x16	Second	16	15
Bedroom 1	11x12	Second	12	11
Bedroom 2	11x11	Second	11	11

### **Amenities & Features**

Waterfront available: No AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Dog Park, Playground

**Utilities:** Electricity Connected, Public

Amenities: Dishwasher, Dryer, Microwave, Range,

Refrigerator, Washer

**GarageYN:** Yes

FireplaceYN: No

Cooling: Central Air

**ExteriorFeatures:** Sidewalk

Features: High Ceilings, Walk-In

Closet(s)

# **Building Details**

NewConstructionYN: No Heating: Central

**Exterior material:** Block, Stucco **Roof:** Shingle



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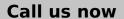


# **Miscellaneous**

Ownership: Fee Simple Occupant Type: Owner

**Showing Requirements:** Appointment Only





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