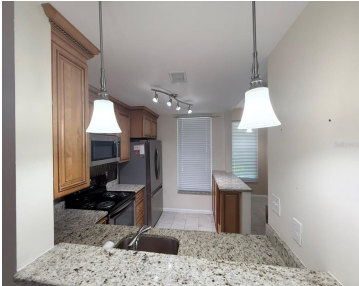
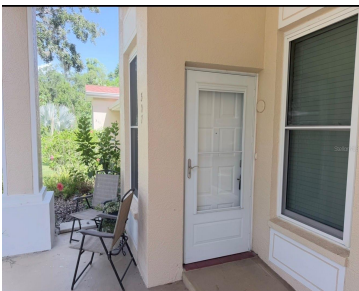


307 KINNERET WAY SUN CITY CENTER FL 33573

https://candiscarmichael.com



***PRICE IMPROVEMENT REFLECTING A MAJOR UPGRADE! The list price has been adjusted to reflect a significant investment in the home. The seller is installing a brand-new \$12,000 HVAC system and having the entire ductwork and ventilation system professionally cleaned, providing the new owner with improved comfort, efficiency, and peace of mind. This valuable upgrade offers [...]

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



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRTB8529188



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8529188>

Basics

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1073 sq ft

Year built: 1990

ListOfficeName: REAL BROKER, LLC

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 1433 sq ft

SubdivisionName: THE KNOLLS OF KINGS POINT III

ListAOR: mfrmls

Location Details

Township: 32

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters

Flooring: Laminate, Tile

Carport YN: Yes

Pets Allowed: No

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Inside, Laundry Closet

Carport Spaces: 1

Exterior Features: Sidewalk

Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: THE KNOLLS OF KINGS POINT III

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: U-13-32-19-1YN-000001-00003.0

Direction Faces: Northwest

Construction Materials: Block, Stucco

Association Information

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Pest Control, Private Road, Recreational Facilities, Security, Sewer, Water

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s)

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s)



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$1,566

Tax Legal Description: THE KNOLLS OF KINGS POINT III
CONDOMINIUM PHASE I BLDG 1 UNIT 1-3

Tax Lot: 1-3

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	11x9	First	9	11
Living Room	12x15	First	15	12
Primary Bedroom	15x12	First	12	15
Primary Bathroom	5x9	First	9	5
Bedroom 2	10x13	First	13	10
Dining Room	11x14	First	14	11
Balcony/Porch/Lanai	12x9	First	9	12

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s)

Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Condominium

Showing Requirements: ShowingTime

Occupant Type: Vacant



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