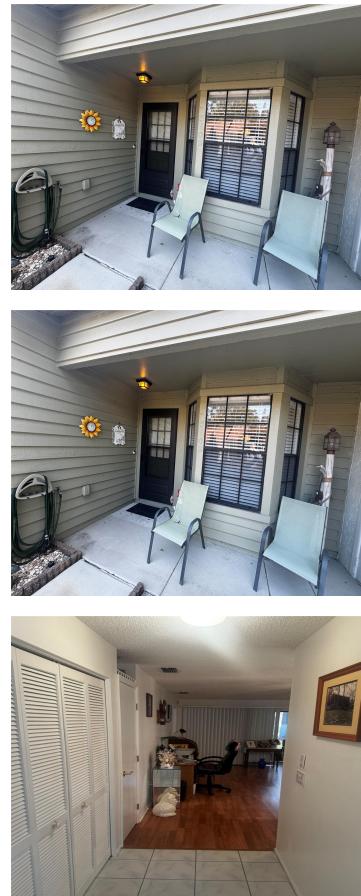


# 3108 LYNX LANE SPRING HILL FL 34606

<https://candiscarmichael.com>



Move-in ready 2BR/2BA home in the desirable Timber Pines 55+ gated community. Updated throughout with newer roof (approx. 4 yrs), new appliances, and new hot water heater. Enjoy resort-style amenities including golf, pickleball, fitness center, game room, and bocce ball. Low-maintenance living in an active adult community. Priced at \$235,000. All reasonable offers considered—motivated seller! [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1296 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC.

**Status:** Active

**Office ID:** MFR260033918

**MLS ID:** MFRTB8460534



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8460534>

## Basics

**Unit Number:** none

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 3227 sq ft

**UnitNumber:** none

**ListOfficeName:** LPT REALTY, LLC.

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1296 sq ft

**Year built:** 1987

**SubdivisionName:** TIMBER PINES

**GarageSpaces:** 1

## Location Details

**Township:** 23

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Window Treatments

**Flooring:** Laminate, Tile, Vinyl

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Awning(s), Private Entrance

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Phone Available, Private, Public, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

**Sewer:** Public Sewer

**Heating:** Electric

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, In Garage, Washer Hookup

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Furnished

## Property Details

**Subdivision Name:** TIMBER PINES

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** R21-223-17-6134-0000-1230

**Direction Faces:** North

**Construction Materials:** Stone, Vinyl Siding

## Association Information

**Association YN:** Yes

**Association Fee Includes:**  
Guard - 24 Hour, Maintenance Structure, Maintenance Grounds, Maintenance, Management

**Association Fee Frequency:** Monthly

**Community Features:** Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Park, Pool, Racquetball, Sidewalks, Tennis Court(s)

## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$1,495

**Tax Legal Description:** TIMBER PINES TR 13 UNIT 2B LOT 123

**Tax Lot:** 123

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	12x12	First	12	12
Kitchen	10x10	First	10	10
Primary Bedroom	15x15	First	15	15

## Amenities & Features

**Waterfront available:** No

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Park, Pool, Racquetball, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Awning(s), Private Entrance

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Phone Available, Private, Public, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

**Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Window Treatments

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer

## Building Details



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Email: RealtorCandis@gmail.com



**New Construction YN:** No

**Exterior material:** Stone, Vinyl Siding

**Heating:** Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Owner

**Other Equipment:** Private Entrance

**Showing Requirements:** Call Before Showing, Call Listing Agent



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