

# 31493 CANNON RUSH DRIVE SAN ANTONIO FL 33576

<https://candiscarmichael.com>



Luxury Florida Living, Elevated for the Active Lifestyle Welcome to a lifestyle defined by comfort, connection, and coastal-inspired luxury in this beautifully appointed home located within one of Florida's most desirable active adult (55+) communities. Thoughtfully designed for effortless living and refined entertaining, this residence blends upscale finishes with resort-style amenities—right outside your door. One [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1958 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Office ID:** MFR261010944

**Status:** Active

**MLS ID:** MFRTB8468580



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

## Virtual Tour:

<https://tampa-home-photos.aryeo.com/videos/019bf142-0853-7103-a9a5-c6720095752c>

# Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6408 sq ft

**SubdivisionName:** MIRADA ACTIVE ADULT PHASE 1A 1C & 1D

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1958 sq ft

**Year built:** 2021

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

# Location Details

**Township:** 25

**Elementary School:** San Antonio-PO

**High School:** Pasco High-PO

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** Pasco Middle-PO

# Property Features



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Covered, Front Porch, Patio, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Yard, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Roof:** Tile

**Architectural Style:** Contemporary

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Heat Pump

**Lot Features:** Landscaped, Level, Sidewalk, Paved

**Appliances:** Built-In Oven, Dishwasher, Disposal, Dryer, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Purifier

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Washer Hookup

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

**Window Features:** Blinds, Double Pane Windows, Drapes, Insulated Windows, Rods, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

## Property Details

**Subdivision Name:** MIRADA ACTIVE ADULT PHASE 1A 1C & 1D

**Levels:** One

**Number Of Lots:** 1

**Construction Materials:** Concrete, Stucco

**Property Condition:** Completed

**Parcel Number:** 15-25-20-0070-00700-1580

**Direction Faces:** South

**Foundation Details:** Slab

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



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



# Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 235

**Association Fee**

**Includes:** Cable TV, Pool, Internet, Maintenance Grounds, Recreational Facilities

**Community Features:** Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Racquetball, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

## Fees & Taxes

**Tax Year:** 2026

**Tax Annual Amount:** \$7,864

**Tax Other Annual Assessment Amount:** 1900

**Tax Legal Description:** Mirada Active Adult

**Tax Lot:** 1580

## Rooms



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bathroom 2	First
Den	First
Kitchen	First
Dining Room	First
Great Room	First

## Amenities & Features



### Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Racquetball, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

**ExteriorFeatures:** Lighting, Private Yard, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds, Double Pane Windows, Drapes, Insulated Windows, Rods, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

**Amenities:** Built-In Oven, Dishwasher, Disposal, Dryer, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Purifier

## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central, Heat Pump

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Concrete, Stucco

**Parking:** Driveway, Garage Door Opener

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment, Private Yard

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, ShowingTime



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

