

3193 KRANZ AVENUE THE VILLAGES FL 32163

https://candiscarmichael.com



Welcome to your new home in the highly sought-after Village of Pine Hills, offering the easy lifestyle of The Villages and sitting within comfortable walking distance to the neighborhood pool. From the moment you enter, you are greeted by a bright inviting interior. The open-concept living and dining areas create a spacious, comfortable flow that [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1945 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRG5117426



Call us now

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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/G5117426>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6380 sq ft

**SubdivisionName:** VILLAGES/FRUITLAND PARK UN 35

**GarageSpaces:** 3

**Date added:** Added 8 minutes ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1945 sq ft

**Year built:** 2016

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 19

**Road Surface Type:** Asphalt

---

## Property Features



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Sidewalk

**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, Phone Available, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator

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

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** VILLAGES/FRUITLAND PARK UN 35

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 06-19-24-0108-000-13700

**Direction Faces:** West

**Construction Materials:** Block, HardiPlank Type, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s)

**Association Fee:** 204

**Association Fee Includes:** Pool, Recreational Facilities

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Golf, No Truck/RV/Motorcycle Parking, Pool, Racquetball, Sidewalks, Tennis Court(s), Street Lights



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 1685

**Tax Lot:** 137

**Tax Annual Amount:** \$5,658

**Tax Legal Description:** VILLAGES OF FRUITLAND PARK  
UNIT NO. 35 PB 67 PG 34-37 LOT 137 ORB 4906 PG 1687

# Rooms

| Room type        | Level |
|------------------|-------|
| Great Room       | First |
| Dinette          | First |
| Kitchen          | First |
| Primary Bedroom  | First |
| Primary Bathroom | First |
| Bathroom 2       | First |
| Bedroom 2        | First |
| Bedroom 3        | First |

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Golf, No Truck/RV/Motorcycle Parking, Pool, Racquetball, Sidewalks, Tennis Court(s), Street Lights

**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, Phone Available, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Ceiling Fans(s), Walk-In Closet(s), Window Treatments

---

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric, Heat Pump

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

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Supra Lock Box



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE