

32196 CANNON RUSH DRIVE SAN ANTONIO FL 33576
<https://candiscarmichael.com>



THIS IS IT! Live the “YOUR DREAM LIFE” at Medley at Mirada, one of Tampa Bay’s premier Active Adult 55+ communities. Welcome HOME to the Aurora villa offering 2 Bedrooms, LOFT, 2.5 Bathrooms, 1,747 sq ft & 2 Car Garage located on “PREMIUM HOMESITE”. Open Concept floor plan connects the main living areas (Kitchen, Dining [...])

- 2 beds
- 3 baths
- Residential
- Villa
- Active
- 1747 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRTB8547180



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8547180>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 3208 sq ft

View: Trees/Woods, Water

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Villa

Bedrooms: 2 beds

Half baths: 1 half bath

Area, sq ft: 1747 sq ft

Year built: 2023

SubdivisionName: MIRADA ACTIVE ADULT PH 2A 2C

GarageSpaces: 2

Location Details

Township: 25S

Road Surface Type: Asphalt, Paved

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Patio, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sprinkler Metered

Window Features: Blinds

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Number Limit

Roof: Tile

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Public, Sewer Available, Water Available

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Central

Lot Features: Conservation Area

Property Details

Subdivision Name: MIRADA ACTIVE ADULT PH 2A 2C

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 20-25-15-018.0-000.00-279.0

Direction Faces: Northwest

Construction Materials: Block, Stucco, Frame

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse, Fitness Center, Gated, Pickleball Court(s), Pool, Tennis Court(s), Trail(s)

Association Fee: 267

Association Fee Includes: Cable TV, Internet, Maintenance Structure, Maintenance Grounds

Community Features: Deed Restrictions, Dog Park, Golf Carts OK, Irrigation-Reclaimed Water, Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1039

Tax Lot: 279

Tax Annual Amount: \$2,944

Tax Legal Description: MIRADA ACTIVE ADULT PHASES 2A 2C 2D & 2J PB 92 PG 012 LOT 279

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	16x14	First	14	16
Dining Room	14x10	First	10	14
Living Room	19x15	First	15	19
Primary Bedroom	14x13	First	13	14
Loft	13x11	Second	11	13
Bedroom 2	13x11	Second	11	13
Balcony/Porch/Lanai	12x10	First	10	12

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Dog Park, Golf Carts OK, Irrigation-Reclaimed Water, Street Lights

ExteriorFeatures: Sprinkler Metered

Features: Ceiling Fans(s), Crown Molding, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Public, Sewer Available, Water Available

Amenities: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Frame, Stucco

Parking: Garage Door Opener

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Appointment Only, Call Listing Agent, Lock Box Electronic-CBS Code Required, ShowingTime



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