

# 3469 ROLLING TRAIL PALM HARBOR FL 34684

<https://candiscarmichael.com>



\$625,000



One or more photo(s) has been virtually staged. Welcome home to this enchanting four-bedroom, two-and-a-half-bath residence nestled in one of Palm Harbor's most desirable communities. From the moment you arrive, the impressive double-door entry sets the tone, opening into a grand two-story foyer bathed in natural light. This dramatic space flows seamlessly into the formal [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2192 sq ft



## Courtesy of

**Listing Office:** KELLER WILLIAMS REALTY- PALM H

**Status:** Active

**Office ID:** MFR260010721

**MLS ID:** MFRTB8464025



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8464025>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2192 sq ft

**Year built:** 1986

**ListOfficeName:** KELLER WILLIAMS REALTY-PALM H

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 8394 sq ft

**SubdivisionName:** VILLAGE OF WOODLAND HILLS

**GarageSpaces:** 2

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## Location Details

**Township:** 28

**Elementary School:** Highland Lakes Elementary-PN

**High School:** East Lake High-PN

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Carwise Middle-PN

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Primary Bedroom Main Floor, Vaulted Ceiling(s)

**Flooring:** Carpet, Ceramic Tile

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

**Fireplace Features:** Living Room, Wood Burning

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** French Doors, Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** In County, Sidewalk, Paved

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

**Laundry Features:** Laundry Room

**Fireplace YN:** Yes

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Wood

**Window Features:** Skylight(s)

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** VILLAGE OF WOODLAND HILLS

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 08-28-16-94115-000-0380

**Direction Faces:** South

**Construction Materials:** Brick, Vinyl Siding, Frame

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Semi-Annually

**Association Amenities:** Playground, Pool, Tennis Court(s)

**Association Fee:** 253

**Association Fee Includes:** Pool

**Community Features:** Playground, Pool, Tennis Court(s)

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$7,552

**Tax Legal Description:** VILLAGE OF WOODLAND HILLS UNIT 1  
LOT 38

**Tax Lot:** 38

## Rooms

Room type	Level
Primary Bedroom	First
Living Room	First
Kitchen	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Playground, Pool, Tennis Court(s)

**ExteriorFeatures:** French Doors, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Living Room, Primary Bedroom Main Floor, Vaulted Ceiling(s), Wood Burning

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**WindowFeatures:** Skylight(s)

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected

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

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Brick, Frame, Vinyl Siding

**Parking:** Driveway

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation  
Equipment

**Showing Requirements:** Supra Lock Box, Appointment  
Only, See Remarks, ShowingTime



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