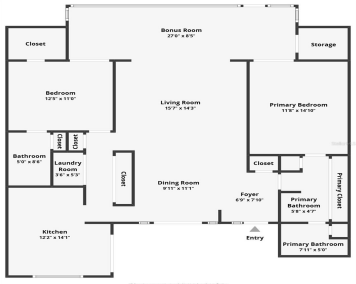


40 GRETCHEN COURT OLDSMAR FL 34677

https://candiscarmichael.com



SELLER FINANCING WITH ACCEPTABLE OFFER! Step through the front door of this charming villa, and you feel at home. The welcoming open floorplan unfolds with a view of a huge outdoor lush grassy area – no close backyard neighbors! Move from the foyer and dining area, through the great room into the enclosed, insulated and [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1502 sq ft



Courtesy of

Listing Office: BHHS FLORIDA PROPERTIES GROUP
Status: Active

Office ID: MFR260017433
MLS ID: MFRTB8367588



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Description

Virtual Tour: <https://youtu.be/cfAuwbfpaga>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1502 sq ft

Year built: 1982

ListOfficeName: BHHS FLORIDA
PROPERTIES GROUP

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 4407 sq ft

SubdivisionName: QUAIL FOREST CLUSTER
HOMES

ListAOR: mfrmls

Location Details

Township: 28

Elementary School: Cypress Woods Elementary-PN

High School: East Lake High-PN

Road Surface Type: Asphalt, Paved

Middle Or Junior School: Carwise
Middle-PN

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

Flooring: Laminate, Luxury Vinyl

Patio And Porch Features: Covered, Patio

Carport YN: Yes

Pets Allowed: Cats OK, Dogs OK, Number Limit, Yes

Roof: Shingle

Window Features: Blinds, Shades, Window Treatments

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

Water Source: Public

Cooling: Central Air

Lot Features: City Limits, Landscaped, Near Golf Course, Sidewalk, Paved

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

Laundry Features: Electric Dryer Hookup, Inside, Laundry Closet, Washer Hookup

Parking Features: Assigned, Covered, Guest, Off Street

Carport Spaces: 1

Exterior Features: Sidewalk, Storage

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Patio Home

Vegetation: Mature Landscaping, Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: QUAIL FOREST CLUSTER HOMES

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, Owner Financing, VA Loan

Parcel Number: 04-28-16-73362-000-1000

Direction Faces: Northeast

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Cable TV, Fence Restrictions, Maintenance, Pool, Vehicle Restrictions

Association Fee: 429

Association Fee Includes: Cable TV, Pool, Maintenance Structure, Maintenance Grounds, Pest Control, Security, Trash

Community Features: Buyer Approval Required, Deed Restrictions, Gated Community - No Guard, No Truck/RV/Motorcycle Parking, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$2,174

Tax Legal Description: QUAIL FOREST CLUSTER HOMES UNIT ONE-B PART OF LOTS 100 & 101 BEG AT SE'LY COR OF LOT 100 TH N58D59'24"W 41.67FT TH N31D00'36"E 96FT TH S58D59'24E .76FT TH N31D00'36"E 26FT TH CUR LT RAD 212FT ARC 12.09FT CB S66D23'31"E 12.09FT TH S31D00'36"W 23.56FT TH S58D59'24"E 27.56FT TH S29D07'12"E 1.59FT TH S31D00'36"W 100.80FT TO POB

Tax Lot: 100

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room		First		
Dining Room		First		
Primary Bedroom	12x15	First	15	12
Bedroom 2	12x13	First	13	12
Kitchen	11x14	First	14	11
Florida Room	9x26	First	26	9

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Blinds, Shades, Window Treatments

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

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Deed Restrictions, Gated Community - No Guard, No Truck/RV/Motorcycle Parking, Pool, Sidewalks, Street Lights

ExteriorFeatures: Sidewalk, Storage

Features: Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments



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Building Details

ArchitecturalStyle: Patio Home

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Assigned, Covered, Guest, Off-street

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, Call Listing Agent 2,
Call Before Showing, Call Listing Agent, Lock Box Electronic-CBS
Code Required, See Remarks

Occupant Type: Owner

Other Structures:
Shed(s), Storage



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