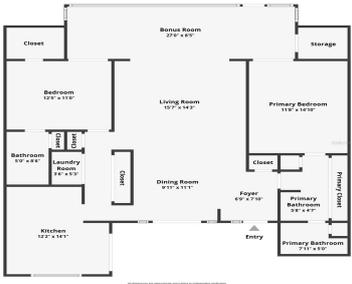


# 40 GRETCHEN COURT OLDSMAR FL 34677

<https://candiscarmichael.com>



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 completely air-conditioned 250 SqFt Florida/bonus [...]

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



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## Description

**Virtual Tour:** <https://youtu.be/cfAuwbfpaGA>

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## 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 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4407 sq ft

**SubdivisionName:** QUAIL FOREST CLUSTER  
HOMES

**ListAOR:** mfrmls

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## 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

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## 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

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## Property Details

**Subdivision Name:** QUAIL FOREST CLUSTER HOMES

**Levels:** One

**Foundation Details:** Slab

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

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

**Direction Faces:** Northeast

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee:** 429

**Association Fee Frequency:** Monthly

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

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

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

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## 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

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## 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

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only, Call Before Showing, Call Listing Agent, See Remarks

**Occupant Type:** Owner

**Other Structures:** Shed(s), Storage



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