

# 446 NOBLE FAIRE DRIVE SUN CITY CENTER FL 33573

<https://candiscarmichael.com>



**\$339,900**



**\*\*Golfer's Dream Home with Sweeping Course Views in Club Renaissance\*\***  
 Perfectly positioned on the Renaissance Golf Course, this exceptional home offers stunning fairway views and an effortless blend of comfort, elegance, and resort-style living. Located in the exclusive Club Renaissance community of Sun City Center, this beautifully maintained residence features **\*\*2** bedrooms, 2 bathrooms, plus [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1837 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC  
**Status:** Active

**Office ID:** MFR260031661  
**MLS ID:** MFRTB8375565



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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8375565>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1837 sq ft

**Year built:** 2004

**SubdivisionName:** SUN CITY CENTER UNIT 264 PH

**GarageSpaces:** 2

**Date added:** Added 3 days ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5879 sq ft

**View:** Golf Course

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 32

**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), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom

**Flooring:** Carpet, Ceramic Tile

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

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Architectural Style:** Contemporary

**View:** Golf Course

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Landscaped, On Golf Course, Sidewalk

**Appliances:** Cooktop, Dishwasher, Dryer, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Other

**Security Features:** Smoke Detector(s)

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** SUN CITY CENTER UNIT 264 PH

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-18-32-20-685-000000-00042.0

**Direction Faces:** North

**Construction Materials:** Block

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Community Features:** Golf Carts OK, Golf

**Association Fee:** 285

**Association Fee Includes:** Maintenance Structure, Maintenance Grounds



**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:** 2023

**Tax Annual Amount:** \$3,001

**Tax Legal Description:** SUN CITY CENTER UNIT 264 PHASE 1  
LOT 42

**Tax Lot:** 42

# Rooms

Room type	Dimensions	Level	Length	Width
Living Room		First		
Dining Room	15x11	First	11	15
Dinette	11x10	First	10	11
Primary Bedroom	25x17	First	17	25
Bedroom 2	12x12	First	12	12
Den	12x10	First	10	12
Balcony/Porch/Lanai	30x24	First		
Foyer	7x10	First	10	7
Kitchen	15x11	First	11	15



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**ExteriorFeatures:** Other

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Golf Carts OK, Golf

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

**Amenities:** Cooktop, Dishwasher, Dryer, Range, Refrigerator, Washer

---

## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Supra Lock Box, Go Direct, Lockbox, ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE