

# 491 WINTHROP DRIVE SPRING HILL FL 34609

<https://candiscarmichael.com>



\$299,000



REDUCED FOR QUICK SALE! MOTIVATED SELLER! Welcome to this beautifully maintained 3-bedroom, 2-bath home offering comfortable living in the desirable Villages of Avalon. From the moment you arrive, you'll notice the pristine curb appeal and fresh landscaping. Inside, the spacious open-concept layout features a light-filled living area with vinyl flooring, opening to a well-appointed kitchen [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1340 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8507168



### Call us now

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/TB8507168>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6050 sq ft

**SubdivisionName:** VILLAGES AT AVALON PH 1

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1340 sq ft

**Year built:** 2010

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 23

**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** None

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Microwave, Range

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished



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## Property Details

**Subdivision Name:** VILLAGES AT AVALON PH 1    **Parcel Number:** R34-223-18-3749-0180-0110  
**Levels:** One    **Direction Faces:** West  
**Foundation Details:** Slab    **Construction Materials:** Block, Stucco  
**Listing Terms:** Cash, Conventional, FHA

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## Association Information

**Association YN:** Yes    **Association Fee:** 201.94  
**Association Fee Frequency:** Quarterly

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## Fees&Taxes

**Tax Year:** 2025    **Tax Annual Amount:** \$3,333  
**Tax Legal Description:** VILLAGES AT AVALON PHASE 1 BLK 18    **Tax Lot:** 11  
LOT 11

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## Rooms



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Room type	Level
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Primary Bathroom	First
Bathroom 2	First
Laundry	First
Balcony/Porch/Lanai	First
Living Room	First
Kitchen	First
Utility Room	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** None

**Features:** Ceiling Fans(s), Eat-in Kitchen

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**Amenities:** Dishwasher, Disposal, Microwave, Range



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple    **Occupant Type:** Owner

**Other Equipment:** None    **Showing Requirements:** Call Listing Agent, Combination Lock Box, ShowingTime



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