

5216 LAKE VENICE DRIVE WIMAUMA FL 33598

https://candiscarmichael.com



Short Sale. NO CDD, and LOW HOA. Discover a rare opportunity to own a nearly new 2023 spacious custom built luxury home located in the highly sought-after gated community of Lake Toscana. This beauty sits on an expansive 1/2-acre homesite with no rear neighbors. Features 3 bedroom, 2.5 bath, 3 car garage with long circular courtyard driveway, a study/den(that can be invented into a 4th bedroom), great room, [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3017 sq ft



Courtesy of

Listing Office: COASTAL PROPERTIES GROUP INTERNATIONAL

Status: Active

Office ID: MFR260031031

MLS ID: MFRTB8544555



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8544555>

Basics

Bathrooms Full: 2

Date added: Added 1 day ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 22500 sq ft

SubdivisionName: RIVERRANCH PRESERVE
PH 3

GarageSpaces: 3

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 3017 sq ft

Year built: 2023

ListOfficeName: COASTAL PROPERTIES
GROUP INTERNATIONAL

ListAOR: mfrmls

Location Details

Township: 32

Road Surface Type: Asphalt

Property Features



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Interior Features: High Ceilings, Open Floorplan, Pest Guard System, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Ceramic Tile, Tile

Patio And Porch Features: Covered

Fireplace Features: Other

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Hurricane Shutters, Lighting, Private Mailbox, Sidewalk, Sprinkler Metered

Window Features: Blinds

Utilities: Electricity Available, Electricity Connected, Sprinkler Meter, Sprinkler Well, Underground Utilities, Water Available

Water Source: Well

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Water Softener

Laundry Features: Inside

Fireplace YN: Yes

Parking Features: Circular Driveway, Driveway, Garage Door Opener, Oversized

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Architectural Style: Contemporary

Vegetation: Mature Landscaping, Trees/Landscaped

Sewer: Septic Tank

Heating: Central, Electric

Lot Features: Irregular Lot, Landscaped, Oversized Lot, Sidewalk

Property Details

Subdivision Name: RIVERRANCH PRESERVE PH 3

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: U-32-32-20-9SN-000000-0042B.0

Direction Faces: Northeast

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 227

Association Amenities:
Clubhouse, Gated, Playground

Community Features: Deed Restrictions, Gated Community - Guard, Irrigation-Reclaimed Water, Park, Playground, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$643

Tax Legal Description: RIVERRANCH PRESERVE PHASE 3 LOT 42B

Tax Lot: 42B

Green Building Info

Green Water Conservation: Irrigation-Reclaimed Water

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	17x24	First	24	17
Dining Room	11x13	First	13	11
Den	12x12	First	12	12
Media Room	14x15	First	15	14
Kitchen	17x17	First	17	17
Primary Bedroom	17x13	First	13	17
Bedroom 2	12x12	First	12	12
Bedroom 3	12x12	First	12	12

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Gated Community - Guard, Irrigation-Reclaimed Water, Park, Playground, Sidewalks, Street Lights

ExteriorFeatures: Hurricane Shutters, Lighting, Private Mailbox, Sidewalk, Sprinkler Metered

Features: High Ceilings, Open Floorplan, Other, Pest Guard System, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

WindowFeatures: Blinds

Utilities: Electricity Available, Electricity Connected, Sprinkler Meter, Sprinkler Well, Underground Utilities, Water Available

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Water Softener

Building Details

ArchitecturalStyle: Contemporary **NewConstructionYN:** No

Heating: Central, Electric

Exterior material: Block, Stucco

Roof: Shingle

Parking: Circular Driveway, Driveway, Garage Door Opener, Oversized

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, See Remarks, ShowingTime



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