

5218 LAKE VENICE DRIVE WIMAUMA FL 33598

<https://candiscarmichael.com>



\$749,900



One or more photo(s) has been virtually staged. Discover your dream home in the exclusive, gated Lake Toscana community. Set on a generous 0.52-acre lot, this residence is surrounded by the natural beauty, open spaces, and wildlife that give the neighborhood its Italian-country charm. With only 127 homes—each on half- to full-acre lots with conservation [...]

- 3 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2892 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8448695



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour:

<https://www.zillow.com/view-imx/83d4d6e6-a8ee-4a53-b643-e25de4cae40e?wl=true&setAttribution=mls&initialViewType=pano>

Basics

Bathrooms Full: 3

Date added: Added 1 day ago

Type: Residential

Bathrooms: 4 baths

Floors: 1 floor

Lot size, sq ft: 22846 sq ft

View: Park/Greenbelt, Pool, Trees/Woods

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2892 sq ft

Year built: 2022

SubdivisionName: RIVERRANCH PRESERVE PH 3

GarageSpaces: 3

Location Details

Township: 32

Road Responsibility: Private Maintained Road

Middle Or Junior School: Shields-HB

Road Surface Type: Asphalt

Elementary School: Wimauma-HB

High School: Sumner High School

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Enclosed, Front Porch, Rear Porch, Screened

Pool Features: Gunite, In Ground, Lighting, Pool Sweep, Salt Water, Screen Enclosure, Tile

Attached Garage YN: Yes

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

Roof: Shingle

Window Features: Aluminum Frames, Double Pane Windows, Low-Emissivity Windows

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Well, Water Connected

View: Park/Greenbelt, Pool, Trees/Woods

Sewer: Septic Tank

Heating: Central, Electric

Lot Features: Conservation Area, Greenbelt, Landscaped, Level, Paved, Private

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer, Water Softener, Wine Refrigerator

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

Pool Private YN: Yes

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sliding Doors

Security Features: Gated Community, Security System, Security System Owned, Smoke Detector(s)

Architectural Style: Coastal, Contemporary, Florida, Mediterranean

Vegetation: Trees/Landscaped

Water Source: Private, Well

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: RIVERRANCH PRESERVE PH 3

Levels: One

Builder Name: Sunrise Homes

Foundation Details: Stem Wall

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: U-32-32-20-9SN-000000-0043A.0

Direction Faces: Northeast

Builder Model: Chiana

Construction Materials: Block, Stucco

Property Condition: Completed



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Association Information

Association YN: Yes

Association Fee Frequency:
Monthly

Association Amenities:
Clubhouse, Gated, Playground

Association Fee: 189

Association Fee Includes: Common Area Taxes, Escrow Reserves Fund, Private Road

Community Features: Clubhouse, Gated Community - Guard, Irrigation-Reclaimed Water, Playground

Fees&Taxes

Tax Year: 2025

Tax Legal Description: RIVERRANCH PRESERVE PHASE 3 LOT 43A

Tax Annual Amount: \$9,758

Tax Lot: 43A

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Room type	Dimensions	Level	Length	Width
Kitchen	12x15	First	15	12
Great Room	26x16	First	16	26
Dining Room	13x15	First	15	13
Primary Bedroom	18x18	First	18	18
Den	14x11	First	11	14
Bedroom 2	14x12	First	12	14
Bedroom 3	12x12	First	12	12
Laundry	15x10	Third	10	15

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Gated Community, Security System, Security System Owned, Smoke Detector(s)

WindowFeatures: Aluminum Frames, Double Pane Windows, Low-Emissivity Windows

PoolFeatures: Gunite, In Ground, Lighting, Pool Sweep, Salt Water, Screen Enclosure, Tile

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Gated Community - Guard, Irrigation-Reclaimed Water, Playground

ExteriorFeatures: Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sliding Doors

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Well, Water Connected

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer, Water Softener, Wine Refrigerator

Building Details

ArchitecturalStyle: Coastal, Contemporary, Florida, Mediterranean

NewConstructionYN: No

Heating: Central, Electric

Exterior material: Block, Stucco

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, Gate Code Required, Lock Box Electronic, See Remarks, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

