

# 6057 SANDHILL RIDGE DRIVE LITHIA FL 33547

<https://candiscarmichael.com>



If you have been waiting for an opportunity to call FishHawk Ranch home, this is it. Located in the gated enclave of Sandhill Place, this beautifully maintained villa combines low-maintenance living with access to the incredible amenities FishHawk is known for—including its own private community pool and proximity to some of the area’s top-rated schools. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1828 sq ft




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## Courtesy of

**Listing Office:** COMPASS FLORIDA LLC

**Status:** Active

**Office ID:** MFR249532121

**MLS ID:** MFRTB8478953



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8478953>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4523 sq ft

**View:** Trees/Woods

**ListOfficeName:** COMPASS FLORIDA LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1828 sq ft

**Year built:** 2002

**SubdivisionName:** FISHHAWK RANCH PH 2 PRCL

**GarageSpaces:** 2

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## Location Details

**Township:** 30

**Elementary School:** Bevis-HB

**High School:** Newsome-HB

**Road Surface Type:** Paved

**Middle Or Junior School:** Randall-HB

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

**Security Features:** Gated Community, Security Fencing/Lighting/Alarms, Secured Garage/Parking, Security Gate, Security Lights, Security System, Smoke Detector(s)

**Architectural Style:** Contemporary

**Vegetation:** Mature Landscaping, Trees/Landscaped, Wooded

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

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

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Other, Public, Sewer Connected, Underground Utilities, Water Connected

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Conservation Area, In County, Near Golf Course, Private, Sidewalk, Street Dead-End, Paved, Unincorporated

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## Property Details

**Subdivision Name:** FISHHAWK RANCH PH 2 PRCL

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-29-30-21-5XK-000041-00040.0

**Direction Faces:** East

**Construction Materials:** Stucco

**Property Condition:** Completed



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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Maintenance, Other, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s), Trail(s)

**Association Fee:** 325

**Association Fee Includes:** Common Area Taxes, Pool, Maintenance Structure, Maintenance Grounds, Management, Other, Private Road, Recreational Facilities

**Community Features:** Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1198

**Tax Lot:** 40

**Tax Annual Amount:** \$3,978

**Tax Legal Description:** FISHHAWK RANCH PHASE 2 PARCEL K LOT 40 BLOCK 41

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	23x11	First	11	23
Bedroom 2	11x11	First	11	11
Bedroom 3	11x11	First	11	11
Kitchen	20x11	First	11	20
Dining Room	11x8	First	8	11
Living Room	26x13	First	13	26
Balcony/Porch/Lanai	23x9	First	9	23
Laundry	9x5	First	5	9

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security Fencing/Lighting/Alarms, Secured Garage/Parking, Security Gate, Security Lights, Security System, Smoke Detector(s)

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Other, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

**ExteriorFeatures:** Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

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## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Stucco

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, See Remarks, ShowingTime



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