

# 6122 WATERCOLOR DRIVE LITHIA FL33547

<https://candiscarmichael.com>



This high quality built David Weekley home is located in the 55+ gated community of Encore at Fishhawk Ranch West. The home features 2 bedrooms, 2 1/2 baths, huge open kitchen, eat-in area, great room, separate dining room and bonus room for formal living or office or fitness. The kitchen features a gas cooktop, wall [...]

- 2 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2670 sq ft



## Courtesy of

**Listing Office:** FLAT FEE MLS REALTY

**Status:** Active

**Office ID:** MFR261555850

**MLS ID:** MFRTB8470663



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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/TB8470663>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 14029 sq ft

**View:** Trees/Woods, Water

**ListOfficeName:** FLAT FEE MLS REALTY

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2670 sq ft

**Year built:** 2016

**SubdivisionName:** FISHHAWK RANCH WEST PH 3A

**GarageSpaces:** 3

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## Location Details

**Township:** 30

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, In Wall Pest System, L Dining, Open Floorplan, Pest Guard System, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile

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

**Pool Features:** Child Safety Fence, Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure

**Spa Features:** Swim Spa

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Hurricane Shutters, Lighting, Outdoor Grill, Rain Gutters, Sidewalk, Sliding Doors

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

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

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central, Heat Pump, Natural Gas

**Lot Features:** Corner Lot, City Limits, Level, Oversized Lot, Sidewalk, Paved, Private

**Appliances:** Convection Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Water Softener

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Garage Faces Rear, Guest, On Street

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Window Features:** Blinds, Drapes, ENERGY STAR Qualified Windows, Low-Emissivity Windows, Window Treatments

**Vegetation:** Fruit Trees, Mature Landscaping, Oak Trees, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Partially

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## Property Details

**Subdivision Name:** FISHHAWK RANCH WEST PH 3A

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-25-30-20-A0R-000065-00006.0

**Direction Faces:** North

**Construction Materials:** Block, Stone, Stucco



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## Association Information

**Association YN:** Yes

**Association Fee:** 548

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Management, Private Road, Recreational Facilities

**Association Amenities:** Clubhouse, Fitness Center, Park, Pool, Recreation Facilities, Spa/Hot Tub, Vehicle Restrictions, Wheelchair Access

**Community Features:** Association Recreation - Owned, Deed Restrictions, Gated Community - No Guard, Park, Pool, Sidewalks, Wheelchair Access, Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$10,103

**Tax Other Annual Assessment Amount:** 1935

**Tax Legal Description:** FISHHAWK RANCH WEST PHASE 3A LOT 6 BLOCK 65

**Tax Lot:** 6

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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x16	First	16	14
Kitchen	10x15	First	15	10
Living Room	115x18	First	18	115

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Swim Spa

**CommunityFeatures:** Association Recreation - Owned, Deed Restrictions, Gated Community - No Guard, Park, Pool, Sidewalks, Wheelchair Access, Street Lights

**ExteriorFeatures:** Hurricane Shutters, Lighting, Outdoor Grill, Rain Gutters, Sidewalk, Sliding Doors

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

**Amenities:** Convection Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**WindowFeatures:** Blinds, Drapes, ENERGY STAR Qualified Windows, Low-Emissivity Windows, Window Treatments

**PoolFeatures:** Child Safety Fence, Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, In Wall Pest System, L Dining, Open Floorplan, Pest Guard System, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stone, Stucco

**Parking:** Driveway, Garage Door Opener, Garage Faces Rear, Guest, On-street

**Heating:** Central, Heat Pump, Natural Gas

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Gate Code Required, Lock Box Coded



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