

# 6125 MARINER BOULEVARD SPRING HILL FL 34609

<https://candiscarmichael.com>



Welcome to Your Beautiful Home in the Heart of Spring Hill ,Step inside to discover a thoughtfully designed open floor plan home 3/2 with a pool. Neat, clean & ready for you! Great spacious, fenced back yard. Home has large family room area w/ vaulted ceilings that wrap around the kitchen that gives an open [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1758 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8440170



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8440170>

## Basics

<b>Bathrooms Full:</b> 2	<b>Date added:</b> Added 4 hours ago
<b>Category:</b> Single Family Residence	<b>Type:</b> Residential
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 2 baths
<b>Half baths:</b> 0 half baths	<b>Area, sq ft:</b> 1758 sq ft
<b>Lot size, sq ft:</b> 10000 sq ft	<b>Year built:</b> 1990
<b>SubdivisionName:</b> SPRING HILL	<b>ListOfficeName:</b> CHARLES RUTENBERG REALTY INC
<b>GarageSpaces:</b> 2	<b>ListAOR:</b> mfrmls

## Location Details

**Township:** 23 **Road Surface Type:** Asphalt

## Property Features

<b>Interior Features:</b> Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Walk-In Closet(s)	<b>Appliances:</b> Dishwasher, Microwave, Range, Refrigerator
<b>Flooring:</b> Carpet, Tile	<b>Laundry Features:</b> Inside, Laundry Room
<b>Pool Private YN:</b> Yes	<b>Pool Features:</b> Gunite, In Ground, Tile
<b>Garage YN:</b> Yes	<b>Attached Garage YN:</b> Yes
<b>Garage Spaces:</b> 2	<b>Exterior Features:</b> Sidewalk
<b>Roof:</b> Shingle	<b>Utilities:</b> Public
<b>Water Source:</b> Public	<b>Sewer:</b> Septic Tank
<b>Cooling:</b> Central Air	<b>Heating:</b> Central



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## Property Details

**Subdivision Name:** SPRING HILL

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** R32-323-17-5200-1308-0130

**Direction Faces:** East

**Construction Materials:** Block

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,607

**Tax Legal Description:** SPRING HILL UNIT 20 BLK 1308 LOT 13 **Tax Lot:** 13

## Green Building Info

**Green Energy Generation:** Solar

## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x12	First	12	16
Kitchen	7x12	First	12	7
Bedroom 2	11x13	First	13	11
Great Room	16x18	First	18	16
Bedroom 3	11x13	First	13	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**ExteriorFeatures:** Sidewalk

**Utilities:** Public

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**PoolFeatures:** Gunite, In Ground, Tile

**Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Walk-In Closet(s)

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, Call  
Before Showing, ShowingTime



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