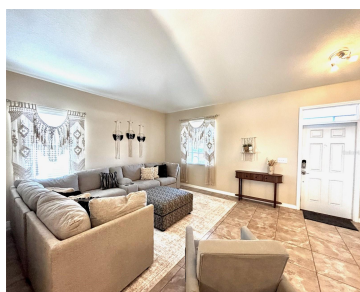
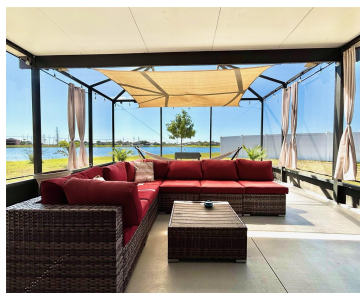


# 613 WABASH BREEZE CIRCLE RUSKIN FL 33570

<https://candiscarmichael.com>



SOLAR! HUGE SCREENED PATIO!! POND VIEW!! Welcome to your dream home in the highly sought-after community of River Bend. Outfitted with a solar system that keeps electric bills nearly nonexistent, saving the future owner \$300+ per month, this home also features a massive screened-in patio overlooking a huge pond, delivering unforgettable sunrises and tranquil, scenic [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2414 sq ft



## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Status:** Active

**Office ID:** MFR260011623

**MLS ID:** MFRTB8501894



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Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8501894>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2414 sq ft

**Year built:** 2014

**SubdivisionName:** RIVER BEND PH 4B

**GarageSpaces:** 3

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 12632 sq ft

**View:** Water

**ListOfficeName:** FUTURE HOME REALTY INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 32

**Elementary School:** Ruskin-HB

**High School:** Lennard-HB

**Road Surface Type:** Asphalt, Paved

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

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## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Stone Counters, Thermostat, Vaulted Ceiling(s)

**Flooring:** Carpet, Ceramic Tile

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** Cable Available, Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Meter, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Laundry Room

**Waterfront Features:** Pond

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**View:** Water

**Sewer:** Public Sewer

**Heating:** Heat Pump

---

## Property Details

**Subdivision Name:** RIVER BEND PH 4B

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-20-32-19-88X-000025-00007.0

**Direction Faces:** Northwest

**Construction Materials:** Block

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Community Features:** Deed Restrictions, Street Lights

**Association Fee:** 198

**Association Amenities:** Fitness Center, Park, Playground, Pool, Tennis Court(s)

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$6,585

**Tax Other Annual Assessment Amount:** 2658

**Tax Legal Description:** RIVER BEND PHASE 4B  
LOT 7 BLOCK 25

**Tax Lot:** 7

## Green Building Info

**Green Energy Generation:** Solar **Green Energy Efficient:** Solar Energy Storage On Site

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	13x12	First	12	13
Living Room	19x19	First	19	19
Primary Bedroom	16x16	First	16	16
Bedroom 2	12x12	First	12	12
Bedroom 3	11x11	First	11	11
Bedroom 4	10x10	First	10	10

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Street Lights

**Utilities:** Cable Available, Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Meter, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Features:** Ceiling Fans(s), Open Floorplan, Stone Counters, Thermostat, Vaulted Ceiling(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Heat Pump

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, See Remarks, ShowingTime



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