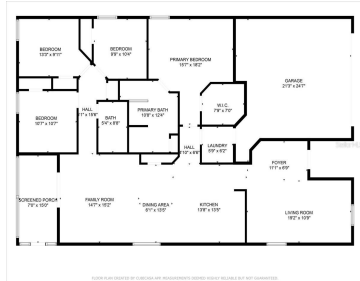


# 616 CHATHAM WALK DRIVE RUSKIN FL 33570

<https://candiscarmichael.com>



Short Sale. Priced for Immediate Short Sale — Seller Open to Closing Cost Assistance Move-in ready 4-bedroom, 2-bath short sale in the Wynmere West community, built in 2017. This open, split-bedroom floor plan offers a spacious kitchen with a breakfast bar, a screened lanai overlooking a pond and conservation area, and a 2-car garage. The [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1839 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC  
**Status:** Active

**Office ID:** MFR260000779  
**MLS ID:** MFRTB8493593



**Call us now**  
 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/TB8493593>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1839 sq ft

**Year built:** 2017

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5500 sq ft

**SubdivisionName:** WYNNMERE WEST PH 1

**GarageSpaces:** 1

---

## Location Details

**Township:** 32

**Elementary School:** Thompson Elementary

**High School:** Lennard-HB

**Road Surface Type:** Asphalt

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

---

## Property Features



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**Interior Features:** Primary Bedroom Main Floor, Thermostat

**Flooring:** Carpet, Linoleum

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Dog Run

**Window Features:** ENERGY STAR Qualified Windows

**Water Source:** Canal/Lake For Irrigation

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dryer, Electric Water Heater, Microwave, Refrigerator, Washer, Water Purifier

**Laundry Features:** Common Area, Gas Dryer Hookup, In Garage, Washer Hookup

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Membrane

**Utilities:** Electricity Available, Sewer Connected

**Sewer:** Public Sewer

**Heating:** Central

---

## Property Details

**Subdivision Name:** WYNNMERE WEST PH 1

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-05-32-19-A01-000001-00047.0

**Direction Faces:** Northwest

**Construction Materials:** Block

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 363

**Community Features:** Clubhouse, Dog Park, Playground, Pool

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** WYNNMERE WEST PHASE 1 LOT 47 BLOCK 1

**Tax Annual Amount:** \$6,331

**Tax Lot:** 47



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# Green Building Info

**Green Energy Generation:** Solar

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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x12	First	12	15
Bedroom 2	11x10	First	10	11
Bedroom 3	11x10	First	10	11
Bedroom 4	11x10	First	10	11
Living Room	19x11	First	11	19
Kitchen	12x14	First	14	12
Bathroom 1	10x8	First	8	10
Bathroom 2	10x8	First	8	10

---

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Dog Park, Playground, Pool

**ExteriorFeatures:** Dog Run

**Features:** Primary Bedroom Main Floor, Thermostat

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** ENERGY STAR Qualified Windows

**Utilities:** Electricity Available, Sewer Connected

**Amenities:** Dryer, Electric Water Heater, Microwave, Refrigerator, Washer, Water Purifier

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Membrane

---

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Supra Lock Box

**Occupant Type:** Vacant



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