

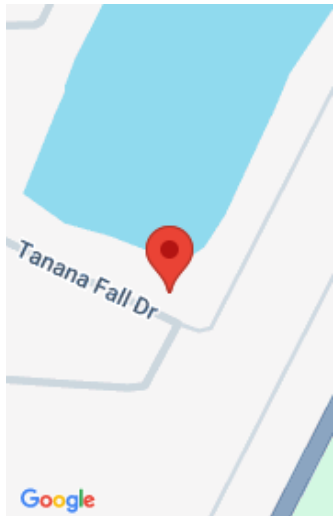
# 632 TANANA FALL DRIVE RUSKIN FL 33570

<https://candiscarmichael.com>



**WATERFRONT!** Expansive and **RENOVATED** 2-story, 5-bedroom, 2.5-bath, 3-car garage home in the resort-style community of **RIVERBEND** in Ruskin, Florida! This impressive 2,490 sq. ft. residence at 632 Tanana Falls is not in a flood zone and remained unaffected by recent Florida weather. Enjoy breathtaking sunsets over the water from this stunning property. Thoughtfully upgraded, the [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2490 sq ft



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



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## Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRTB8321215

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8321215>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 24 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2490 sq ft

**Year built:** 2007

**SubdivisionName:** RIVER BEND PH 4A

**GarageSpaces:** 3

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 6600 sq ft

**View:** Water

**ListOfficeName:** COASTAL PROPERTIES GROUP INTERNATIONAL

**ListAOR:** mfrmls

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## Location Details

**Township:** 32

**Elementary School:** Ruskin-HB

**High School:** Lennard-HB

**Road Surface Type:** Paved

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

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Solid Wood Cabinets, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl

**Patio And Porch Features:** Covered, Enclosed, Porch, Screened

**Waterfront Features:** Pond

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Dog Run, Irrigation System, Lighting, Private Mailbox, Sidewalk

**Security Features:** Closed Circuit Camera(s), Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Phone Available, Public, Sewer Connected, Street Lights, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

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

**Appliances:** Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Corridor Access, Inside, Laundry Room

**Waterfront YN:** Yes

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds, Rods, Window Treatments

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** RIVER BEND PH 4A **Parcel Number:** U-20-32-19-86I-000020-00016.0

**Levels:** Two

**Direction Faces:** Southwest

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco, Wood Frame

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

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Semi-Annually

**Association Amenities:** Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Maintenance, Park, Playground, Pool, Recreation Facilities

**Association Fee:** 100

**Association Fee Includes:** Pool, Maintenance Grounds, Management, Recreational Facilities

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Park, Playground, Pool, Sidewalks, Tennis Courts

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## Fees&Taxes

**Tax Year:** 2023

**Tax Other Annual Assessment Amount:** 2934

**Tax Lot:** 16

**Tax Annual Amount:** \$5,608

**Tax Legal Description:** RIVER BEND PHASE 4A LOT 16 BLOCK 20

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	18x15	First	15	18
Dining Room	10x12	First	12	10
Family Room	12x12	First	12	12
Kitchen	10x14	First	14	10
Primary Bedroom	17x20	Second	20	17
Bedroom 2	10x11	Second	11	10
Bedroom 3	10x11	Second	11	10
Bedroom 4	10x11	Second	11	10
Bedroom 5	11x11	Second	11	11

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Closed Circuit Camera(s), Smoke Detector(s)

**WindowFeatures:** Blinds, Rods, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Phone Available, Public, Sewer Connected, Street Lights, Water Connected

**Amenities:** Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Park, Playground, Pool, Sidewalks, Tennis Courts

**ExteriorFeatures:** Dog Run, Irrigation System, Lighting, Private Mailbox, Sidewalk

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Solid Wood Cabinets, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco, Wood Frame

**Parking:** Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** Call Before Showing, Call Listing Agent, Lock Box Electronic-CBS Code Required, See Remarks



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