

6322 116TH AVENUE PARRISH FL 34219

https://candiscarmichael.com



Welcome to this beautifully maintained two-story home in The Retreat at Willow Bend, offering charming curb appeal, a welcoming covered front porch, and more than 2,700 square feet of thoughtfully designed living space. With 4 bedrooms, 3.5 bathrooms, and a 3-car tandem garage, this home perfectly blends modern style with everyday functionality. Step inside to [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2797 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRA4701094



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Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



## Description

### Virtual Tour:

<https://www.zillow.com/view-imx/219b1b42-59e8-472a-8c3b-27e589dc78ea/?initialViewType=pano&hidePhotos=true&setAttribution=mls&wl=true>

## Basics

**Bathrooms Full:** 3

**Date added:** Added 6 minutes ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Lot size, sq ft:** 7723 sq ft

**View:** Trees/Woods, Water

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2797 sq ft

**Year built:** 2023

**SubdivisionName:** WILLOW BEND PH IV

**GarageSpaces:** 3

## Location Details

**Township:** 33S

**High School:** Parrish Community High

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Walk-In Closet(s)

**Flooring:** Carpet, Tile

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

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Hurricane Shutters, Sidewalk

**Roof:** Shingle

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Sidewalk

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

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Tandem

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK, Number Limit, Yes

**Fencing:** Fenced

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** WILLOW BEND PH IV

**Levels:** Two

**Foundation Details:** Slab

**Parcel Number:** 470412709

**Direction Faces:** West

**Construction Materials:** HardiPlank Type, Stucco

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

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Fence Restrictions, Pickleball Court(s), Playground, Pool

**Association Fee:** 100

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund

**Community Features:** Community Mailbox, Deed Restrictions, Playground, Pool, Sidewalks



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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** LOT 45, WILLOW BEND PH IV PI  
#4704.1270/9

**Tax Annual Amount:** \$5,607

**Tax Lot:** 45

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## Rooms



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| Room type        | Level  |
|------------------|--------|
| Primary Bedroom  | Second |
| Bedroom 2        | First  |
| Bedroom 3        | Second |
| Bedroom 4        | Second |
| Primary Bathroom | Second |
| Bathroom 2       | First  |
| Bathroom 3       | Second |
| Bathroom 4       | Second |
| Living Room      | First  |
| Dining Room      | First  |
| Office           | First  |
| Loft             | Second |
| Kitchen          | First  |
| Laundry          | Second |



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Playground, Pool, Sidewalks

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters, Sidewalk

**Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** HardiPlank Type, Stucco

**Parking:** Tandem

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only, Combination Lock Box, Lockbox, ShowingTime

**Occupant Type:** Owner

**Other Structures:** Shed(s)



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