

# 6400 46TH AVENUE KENNETH CITY FL 33709

<https://candiscarmichael.com>



Discover your perfect retreat in the charming Kenneth City neighborhood, where small-town warmth meets big-city convenience. This delightful 3-bedroom, 2.5-bathroom townhome welcomes you with 1,613 square feet of thoughtfully designed living space that feels both spacious and wonderfully cozy. The heart of this home features an inviting living area that flows seamlessly throughout the main [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1613 sq ft



## Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRTB8461019



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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/TB8461019>

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## Basics

**Unit Number:** 16

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1613 sq ft

**Year built:** 2003

**View:** Pool

**ListOfficeName:** COASTAL PROPERTIES GROUP  
INTERNATIONAL

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 1660 sq ft

**UnitNumber:** 16

**SubdivisionName:** WILLOW LAKE

**GarageSpaces:** 2

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## Location Details

**Township:** 31

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

**Flooring:** Luxury Vinyl

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Shingle

**View:** Pool

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Range, Refrigerator

**Laundry Features:** In Kitchen, Inside, Laundry Closet, Laundry Room, Washer Hookup

**Parking Features:** Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Vinyl

**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 LAKE

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 05-31-16-98095-002-0160

**Direction Faces:** East

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

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## Association Information

**Association YN:** Yes

**Association Fee:** 525.52

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Maintenance, Sewer, Trash, Water

**Association Amenities:** Maintenance, Pool

**Community Features:** Buyer Approval Required, Community Mailbox, Deed Restrictions, Irrigation-Reclaimed Water, Pool, Sidewalks



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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,499

**Tax Legal Description:** WILLOW LAKE TOWNHOMES BLDG NO.'S 1, 2 & 6 BLDG 2, UNIT 16

**Tax Lot:** 16

## Rooms

Room type	Level
Kitchen	First
Primary Bedroom	First
Living Room	First
Loft	Second

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Community Mailbox, Deed Restrictions, Irrigation-Reclaimed Water, Pool, Sidewalks

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

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)



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## Building Details

**NewConstructionYN:** No

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

**Parking:** Oversized

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Other, ShowingTime

**Occupant Type:** Owner



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