



Maintenance free living. This two-bedroom, two-bath villa with a two-car garage in Timber Greens offers a low-maintenance, comfortable lifestyle within a secure, 55+ community. Updated Kitchen: The kitchen is well-appointed with modern wood cabinets, providing ample storage and a contemporary feel. It features an eat-in breakfast nook for casual dining and a breakfast bar for quick [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1380 sq ft



Courtesy of

**Listing Office:** RE/MAX CHAMPIONS  
**Status:** Active

**Office ID:** MFR285513935  
**MLS ID:** MFRW7880794



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/W7880794>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1380 sq ft

**Year built:** 1994

**ListOfficeName:** RE/MAX CHAMPIONS

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 3578 sq ft

**SubdivisionName:** TIMBER GREENS PH 01B

**GarageSpaces:** 2

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## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt, Paved

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Laminate

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** French Doors, Private Mailbox, Sidewalk

**Window Features:** Blinds, Double Pane Windows

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Recycled

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Cul-De-Sac, In County, Landscaped, Near Golf Course, Near Public Transit, Sidewalk, Paved

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## Property Details

**Subdivision Name:** TIMBER GREENS PH 01B

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 16-26-01-0050-00000-3100

**Direction Faces:** South

**Construction Materials:** Block, Brick, Stucco

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Tennis Court(s)

**Association Fee:** 150

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities, Security, Trash

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,309

**Tax Legal Description:** TIMBER GREENS PHASE 1-B UNIT 3 PB 31 PGS 97-99 LOT 310 OR 3348 PG 556 UNDIVIDED INTEREST IN TIMBER GREENS COMMON AREAS

**Tax Lot:** 310

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## Rooms



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| Room type        | Level |
|------------------|-------|
| Living Room      | First |
| Dining Room      | First |
| Kitchen          | First |
| Primary Bathroom | First |
| Primary Bedroom  | First |
| Bedroom 2        | First |
| Bathroom 2       | First |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Tennis Court(s)

**ExteriorFeatures:** French Doors, Private Mailbox, Sidewalk

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds, Double Pane Windows

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Recycled

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Brick, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment **Showing Requirements:** No Lockbox, ShowingTime



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