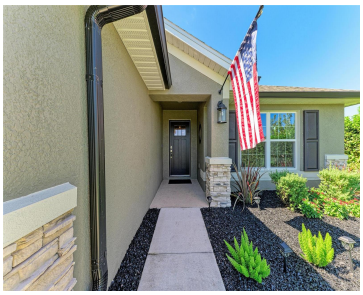
# 6811 162ND PLACE PARRISH FL 34219

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- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1970 sq ft

## Courtesy of

**Listing Office:** EXP REALTY LLC

**Office ID:** MFR261010944

**Status:** Active

**MLS ID:** MFRA4709774


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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms: 3** beds

**Half baths: 0** half baths

**Area, sq ft: 1970** sq ft

**Year built:** 2024

**SubdivisionName:** AVIARY AT RUTLAND RANCH PH IIA & IIB

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms: 2** baths

**Floors: 1** floor

**Lot size, sq ft: 6848** sq ft

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 33S

**Middle Or Junior School:** Buffalo Creek Middle

**Road Surface Type:** Concrete

**High School:** Parrish Community High

## Property Features


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**Interior Features:** Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Appliances:** Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Inside, Laundry Room

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

**Waterfront YN:** Yes

**Waterfront Features:** Pond

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Hurricane Shutters, Rain Gutters

**Roof:** Shingle

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

**Window Features:** Drapes, Rods

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

**View:** Water

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

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Negotiable

**Lot Features:** Landscaped, Sidewalk, Paved

## Property Details

**Subdivision Name:** AVIARY AT RUTLAND RANCH PH IIA & IIB

**Parcel Number:** 494983159

**Levels:** One

**Direction Faces:** Southeast

**Builder Name:** Adams Homes

**Builder Model:** 1970

**Foundation Details:** Slab

**Construction Materials:** Block

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

**Property Condition:** Completed

## Association Information


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**Association YN:** Yes

**Association Fee:** 385

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Pool

**Association Amenities:** Basketball Court, Pickleball Court(s), Pool, Trail(s)

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

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** $6,039

**Tax Other Annual Assessment Amount:** 1479

**Tax Legal Description:** LOT 347, PH IIA AVIARY AT RUTLAND RANCH PH IIA & IIB PI #4949.8315/9

**Tax Lot:** 347

## Green Building Info

**Green Energy Generation:** Solar

**Green Energy Efficient:** Appliances, HVAC, Lighting, Water Heater

## Rooms


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| Room type | Dimensions | Level | Length | Width |
|---|---|---|---|---|
| Living Room | 13x15.8 | First | 15.8 | 13 |
| Dining Room | 9x12 | First | 12 | 9 |
| Kitchen | 10x14.2 | First | 14.2 | 10 |
| Primary Bedroom | 14.2x22.9 | First | 22.9 | 14.2 |
| Bedroom 2 | 13.4x11.4 | First | 11.4 | 13.4 |
| Bedroom 3 | 13.4x11.6 | First | 11.6 | 13.4 |

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

**WindowFeatures:** Drapes, Rods

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

**Amenities:** Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**ExteriorFeatures:** Hurricane Shutters, Rain Gutters

**Features:** Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments


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## Building Details

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** 24 Hour Notice, Combination Lock Box, ShowingTime


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