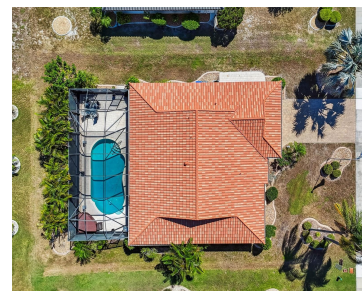


# 706 PLUMBROOK ROAD SUN CITY CENTER FL 33573

<https://candiscarmichael.com>



WELCOME HOME TO SUN CITY CENTER! Neat as a pin and move-in ready, this beautifully maintained "Sahara II" 2-bedroom, 2-bath split-plan home in the sought-after Greenbriar neighborhood of Sun City Center offers the perfect blend of comfort, upgrades, and resort-style living..... Hop on your golf-cart and live the life. Step inside and you'll find a [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1882 sq ft



## Courtesy of

**Listing Office:** CENTURY 21 BEGGINS

**Status:** Active

**Office ID:** MFR260015246

**MLS ID:** MFRTB8439171



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



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## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=5J91e84nebj&brand=0&mls=1&>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 9200 sq ft

**SubdivisionName:** GREENBRIAR SUB PH 2

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1882 sq ft

**Year built:** 1988

**ListOfficeName:** CENTURY 21 BEGGINS

**ListAOR:** mfrmls

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## Location Details

**Township:** 32

**Road Surface Type:** Asphalt, Concrete

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## Property Features



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

**Flooring:** Hardwood, Tile, Wood

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

**Pool Features:** Gunite, Heated, Lighting, Pool Alarm, Pool Sweep, Salt Water, Screen Enclosure

**Spa Features:** Above Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Dog Run, Garden, Lighting, Outdoor Grill, Private Mailbox, Sauna, Sidewalk, Sliding Doors, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Private, Public, Sewer Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Dishwasher, Disposal, Dryer, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

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

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Curb Parking, Ground Level, Off Street, Oversized

**Attached Garage YN:** Yes

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

**Roof:** Metal

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central

**Accessibility Features:** Accessible Approach with Ramp, Accessible Closets, Accessible Entrance, Accessible Full Bath, Visitor Bathroom, Accessible Hallway(s), Accessible Central Living Area, Accessible Washer/Dryer

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## Property Details

**Subdivision Name:** GREENBRIAR SUB PH 2

**Levels:** One

**Foundation Details:** Block, Concrete Perimeter, Slab

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

**Parcel Number:** U-13-32-19-1YQ-000004-00014.0

**Direction Faces:** West

**Construction Materials:** Concrete, Stucco



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## Association Information

**Association YN:** Yes

**Association Fee:** 34

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Guard - 24 Hour, Pool, Security, Trash

**Association Amenities:** Cable TV, Clubhouse, Fitness Center, Golf Course, Park, Playground, Pool, Racquetball, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trail(s), Wheelchair Access

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Park, Playground, Pool, Racquetball, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$3,281

**Tax Legal Description:** GREENBRIAR SUBDIVISION PHASE 2  
LOT 14 BLOCK 4

**Tax Lot:** 14

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x16	First	16	15
Bedroom 2	13x14	First	14	13
Living Room	24x18	First	18	24
Florida Room	24x10	First	10	24
Kitchen	10x10	First	10	10



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Above Ground

**ExteriorFeatures:** Dog Run, Garden, Lighting, Outdoor Grill, Private Mailbox, Sauna, Sidewalk, Sliding Doors, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Private, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Park, Playground, Pool, Racquetball, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

**PoolFeatures:** Gunite, Heated, Lighting, Pool Alarm, Pool Sweep, Salt Water, Screen Enclosure

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

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete, Stucco

**Parking:** Curb Parking, Ground Level, Off-street, Oversized

**Heating:** Central

**Roof:** Metal

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Call Listing Agent



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