

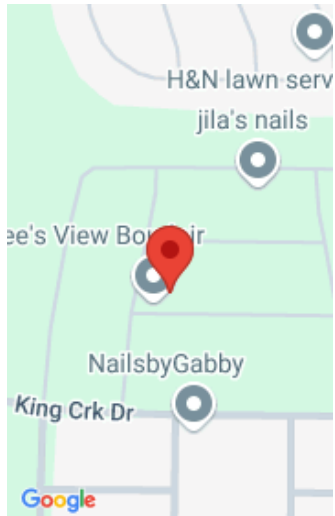
# 7104 FERN GARDEN COURT SUN CITY CENTER FL 33573

<https://candiscarmichael.com>



Why wait to build? Come check out this stunning home built in 2022 that offers modern living with all the comforts you desire! This beautiful 3-bedroom, 2-bathroom home features an open layout with ample natural light and contemporary finishes throughout. Everything in this home is only 2 years old, rest easy knowing that you will [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1540 sq ft



### Call us now

Phone: 727-888-3292  
 Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRT3544955

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1540 sq ft

**Year built:** 2022

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6000 sq ft

**SubdivisionName:** CYPRESS MILL PH 3

**GarageSpaces:** 2

---

## Location Details

**Township:** 31

**Road Surface Type:** Asphalt

---

## Property Features



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat

**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl

**Patio And Porch Features:** Patio

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Roof:** Shingle

**Window Features:** Impact Glass/Storm Windows

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

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** In County, Sidewalk, Paved

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

**Laundry Features:** Laundry Room

**Parking Features:** Driveway, Garage Door Opener, Off Street

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Vinyl

**Security Features:** Smoke Detector(s)

**Architectural Style:** Traditional

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** CYPRESS MILL PH 3

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-35-31-19-C52-000043-00012.0

**Direction Faces:** South

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Amenities:** Park, Playground, Pool

**Association Fee:** 121

**Association Fee Includes:** Pool, Maintenance Grounds

**Community Features:** Community Mailbox, Dog Park, Playground, Pool



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$8,736

**Tax Other Annual Assessment Amount:** 3214

**Tax Legal Description:** CYPRESS MILL PHASE 3  
LOT 12 BLOCK 43

**Tax Lot:** 12

---

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	10x19	First	19	10
Primary Bedroom	13x15	First	15	13
Bedroom 2	11x11	First	11	11
Bedroom 3	10x11	First	11	10
Living Room	14x14	First	14	14

---

## Amenities & Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Impact Glass/Storm Windows

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Community Mailbox, Dog Park, Playground, Pool

**ExteriorFeatures:** Sidewalk

**Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat

---

## Building Details

**ArchitecturalStyle:** Traditional

**NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Block, Stucco

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener, Off-street

---

## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** 24 Hour Notice, Appointment Only, ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE