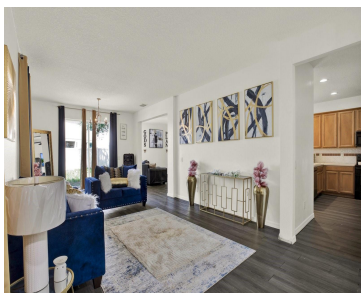


7224 LUMBER PORT DRIVE SUN CITY CENTER FL 33573

https://candiscarmichael.com



Calling all investors! Built in 2007, this spacious 4BR/2.5BA home offers more than 2,700 SF of living space and an opportunity to add value in an established Ruskin community with abundant amenities. Featuring a formal living room and separate dining area, there's plenty of space for gathering and daily living. The oversized owner's suite includes [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2750 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8528494



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8528494>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 4400 sq ft

SubdivisionName: CYPRESS CREEK PH 3

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 2750 sq ft

Year built: 2007

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 31

Elementary School: Cypress Creek-HB

High School: Sumner High School

Road Surface Type: Paved

Middle Or Junior School: Shields-HB

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Solid Wood Cabinets, Tray Ceiling(s)

Flooring: Carpet, Tile, Vinyl

Patio And Porch Features: Rear Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Roof: Shingle

Utilities: BB/HS Internet Available

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Convection Oven, Ice Maker, Refrigerator, Water Softener

Laundry Features: Inside, Laundry Room

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Vinyl

Security Features: Smoke Detector(s)

Vegetation: Mature Landscaping

Sewer: Public Sewer

Heating: Central

Lot Features: Cleared, Private

Property Details

Subdivision Name: CYPRESS CREEK PH 3 **Parcel Number:** U-35-31-19-9D0-000021-00049.0

Levels: Two

Direction Faces: Northwest

Builder Name: MI Homes

Foundation Details: Slab

Construction Materials: Block

Listing Terms: Assumable, Cash, Conventional, Other

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee: 260

Association Fee Frequency: Quarterly

Association Fee Includes: Cable TV, Pool, Internet, Recreational Facilities

Association Amenities: Clubhouse

Community Features: Clubhouse, Dog Park, Park, Playground, Pool, Sidewalks

Fees&Taxes



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Tax Year: 2025

Tax Other Annual Assessment Amount: 1574

Tax Lot: 49

Tax Annual Amount: \$5,100

Tax Legal Description: CYPRESS CREEK PHASE 3 LOT 49 BLOCK 21

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	16x13	First	13	16
Living Room	13x23	First	23	13
Family Room	15x14	First	14	15
Primary Bedroom	21x21	Second	21	21
Primary Bathroom	11x14	Second	14	11

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Solid Wood Cabinets, Tray Ceiling(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Dog Park, Park, Playground, Pool, Sidewalks

Utilities: BB/HS Internet Available

Amenities: Built-In Oven, Convection Oven, Ice Maker, Refrigerator, Water Softener



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Building Details

NewConstructionYN: No

Exterior material: Block

Parking: Driveway

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Supra Lock Box, See Remarks, ShowingTime



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