

# 7243 BAHAMA SWALLOW AVENUE WEEKI WACHEE FL 34613

<https://candiscarmichael.com>



\$399,000



Welcome to your private half acre nestled at the end of a peaceful street in one of the area's most charming neighborhoods in Royal Highlands! This beautiful open 3-bedroom plus office, 2-bath, oversized 2-car garage residence offers 2,112 square feet of designer-inspired living space and the ultimate in indoor-outdoor living. From the moment you arrive [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2112 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8408934



### Call us now

Phone: 727-888-3292

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



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THE STANDARD OF EXCELLENCE

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8408934>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 21780 sq ft

**View:** Trees/Woods

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 2112 sq ft

**Year built:** 2007

**SubdivisionName:** ROYAL HIGHLANDS

**GarageSpaces:** 2

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## Location Details

**Township:** 17

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments

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

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sliding Doors

**Roof:** Shingle

**Architectural Style:** Florida

**Vegetation:** Mature Landscaping, Oak Trees, Trees/Landscaped

**Water Source:** None

**Cooling:** Central Air

**Lot Features:** Paved

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

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

**Attached Garage YN:** Yes

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

**Fencing:** Chain Link

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

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

**View:** Trees/Woods

**Sewer:** Septic Tank

**Heating:** Central, Electric

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## Property Details

**Subdivision Name:** ROYAL HIGHLANDS

**Levels:** One

**Number Of Lots:** 1

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

**Parcel Number:** R0122117340001520040

**Direction Faces:** South

**Foundation Details:** Block

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

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## Association Information

**Community Features:** Street Lights

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$464

**Tax Legal Description:** Royal Highlands unit 9 BLK 152 lot 4

**Tax Lot:** 40

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## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen		First		
Primary Bedroom	14x18	First	18	14
Living Room		First		

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

**ExteriorFeatures:** Sliding Doors

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Street Lights

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

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer

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## Building Details



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**ArchitecturalStyle:** Florida

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, Call Before Showing, Lock Box Electronic, ShowingTime



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