

# 7323 LUMBER PORT DRIVE RUSKIN FL 33573

<https://candiscarmichael.com>



\$365,000



Welcome to this beautifully maintained 5 BEDROOM, two-and-a-half-bathroom home located in the highly desirable Cypress Creek community. This home features major updates for peace of mind, including a 2025 roof and 2025 AC system, along with a water softener and reverse osmosis system. This spacious two-story residence offers modern updates, a functional layout, and a [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2142 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR260033666

**MLS ID:** MFRTB8497481



### Call us now

Phone: 727-888-3292

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



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2142 sq ft

**Year built:** 2010

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 4400 sq ft

**SubdivisionName:** CYPRESS CREEK PH 3

**GarageSpaces:** 2

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## Location Details

**Township:** 31

**Elementary School:** Cypress Creek-HB

**High School:** Lennard-HB

**Road Surface Type:** Paved

**Middle Or Junior School:** Shields-HB

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Walk-In Closet(s)

**Flooring:** Carpet, Hardwood, Tile, Vinyl

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Microwave, Range, Refrigerator, Water Softener, Whole House R.O. System

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Yard, Sidewalk, Sliding Doors

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** CYPRESS CREEK PH 3

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** U-35-31-19-9D0-000022-00013.0

**Direction Faces:** East

**Construction Materials:** Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Park, Pickleball Court(s), Playground, Pool

**Association Fee:** 260

**Association Fee Includes:** Cable TV, Pool, Internet

**Community Features:** Playground, Pool



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$7,188

**Tax Other Annual Assessment Amount:** 1573

**Tax Legal Description:** CYPRESS CREEK PHASE 3 LOT 13 BLOCK 22

**Tax Lot:** 13

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Playground, Pool

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

**Amenities:** Dishwasher, Microwave, Range, Refrigerator, Water Softener, Whole House R.O. System

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Private Yard, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Walk-In Closet(s)



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Private Yard

**Showing Requirements:** Appointment Only, Lock Box Electronic-CBS Code Required, ShowingTime

**Occupant Type:** Owner

**Other Structures:** Shed(s)



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