

# 7343 CONCH BOULEVARD SEMINOLE FL 33777

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SELLING UNDER APPRAISED VALUE! PLUS attractive \$40,000 in FLEX CASH / CLOSING CREDIT options available. AND THROUGH NEW YEARS—NO HOA Fees For the First Year— We'll Pay \$6,000 in HOA. Experience the best of Florida living in this move-in ready, fully upgraded corner-unit townhome in the gated waterfront community of Seminole Isle. Perfect for snowbirds, [...]

- 4 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2130 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8451433



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8451433>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 1 day ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 3 floors

**Lot size, sq ft:** 2230 sq ft

**View:** Trees/Woods, Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2130 sq ft

**Year built:** 2005

**SubdivisionName:** SEMINOLE ISLE TWNHMS

**GarageSpaces:** 3

## Location Details

**Township:** 30

**Road Surface Type:** Asphalt

**Elementary School:** Starkey Elementary-PN **Middle Or Junior School:** Osceola Middle-PN

**High School:** Dixie Hollins High-PN

## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Upstairs, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Tile, Vinyl, Wood

**Pool Features:** Heated, In Ground

**Fireplace Features:** Decorative, Electric, Family Room, Free Standing, Insert, Living Room

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Window Features:** ENERGY STAR Qualified Windows, Insulated Windows, Shutters, Storm Window(s)

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Flood Insurance Required, FloodZone

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Ice Maker, Microwave, Refrigerator, Washer, Water Filtration System

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Upper Level

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Balcony, Hurricane Shutters, Private Entrance, Sidewalk, Sliding Doors

**Security Features:** Gated Community, Security Gate

**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, Phone Available, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

## Property Details

**Subdivision Name:** SEMINOLE ISLE TWNHMS

**Levels:** Three Or More

**Direction Faces:** Southwest

**Construction Materials:** Block, Frame

**Property Condition:** Completed

**Parcel Number:** 26-30-15-79839-000-0800

**Property Attached YN:** Yes

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, Owner Financing, Private Financing Available, VA Loan

## Association Information



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**Association YN:** Yes

**Association Fee:** 121

**Association Fee Frequency:**

Monthly

**Association Fee Includes:** Guard - 24 Hour, Cable TV,

Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Private Road, Recreational Facilities, Sewer, Trash, Water

**Association Amenities:** Cable TV, Clubhouse, Fitness Center, Pool, Recreation Facilities, Tennis Court(s), Trail(s)

**Community Features:** Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Pool, Sidewalks, Tennis Court(s), Street Lights

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$5,413

**Tax Legal Description:** SEMINOLE ISLE TOWNHOMES LOT 80

**Tax Lot:** 80

## Rooms



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Room type	Level
Primary Bedroom	Third
Bedroom 2	Third
Bedroom 3	Third
Bedroom 4	Second
Primary Bathroom	Third
Bathroom 2	Third
Bathroom 3	Second
Kitchen	Second
Living Room	Second
Dining Room	Second
Loft	Third
Office	Second
Foyer	Second

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security Gate

**WindowFeatures:** ENERGY STAR Qualified Windows, Insulated Windows, Shutters, Storm Window(s)

**PoolFeatures:** Heated, In Ground

**Features:** Ceiling Fans(s), Decorative, Electric, Family Room, Free Standing, High Ceilings, Insert, Living Room, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Pool, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Balcony, Hurricane Shutters, Private Entrance, Sidewalk, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, Phone Available, Sewer Connected, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Ice Maker, Microwave, Refrigerator, Washer, Water Filtration System

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Frame

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Private Entrance

**Showing Requirements:** Appointment Only, Locked Gate



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