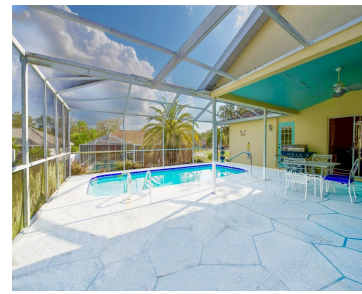


7404 COOL BREEZE COURT SPRING HILL FL 34607

<https://candiscarmichael.com>



Step inside and immediately feel the pull of Florida living at its finest, your line of sight carries straight through to a sparkling pool framed by a screened enclosure, setting the tone for a home designed around relaxation and effortless indoor-outdoor flow. This spacious 2-bedroom, 2.5-bath residence offers 1,836 square feet of well-planned living space, [...]

- 2 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1836 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8491560



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Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8491560>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 1836 sq ft

Year built: 1993

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 1 half bath

Lot size, sq ft: 10776 sq ft

SubdivisionName: REGENCY OAKS

GarageSpaces: 2

Location Details

Township: 23

Road Responsibility: Public Maintained Road

Middle Or Junior School: Fox Chapel Middle School

Road Surface Type: Paved

Elementary School: Deltona Elementary

High School: Frank W Springstead

Property Features



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Interior Features: Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Vaulted Ceiling(s)

Flooring: Carpet, Tile

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

Pool Features: In Ground, Lighting

Attached Garage YN: Yes

Exterior Features: Lighting, Private Entrance, Private Mailbox, Private Yard, Sliding Doors

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Public, Sewer Available, Sewer Connected, Sprinkler Well, Underground Utilities, Water Available, Water Connected

Sewer: Public Sewer

Heating: Central

Lot Features: Cleared, Corner Lot, Cul-De-Sac, Landscaped, Oversized Lot, Private, Paved

Appliances: Dishwasher, Electric Water Heater, Microwave, Range

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Pool Private YN: Yes

Garage YN: Yes

Garage Spaces: 2

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: REGENCY OAKS

Levels: One

Foundation Details: Slab

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

Parcel Number: R10-223-17-3246-0000-2260

Direction Faces: North

Construction Materials: Block, Concrete, Stucco

Fees&Taxes

Tax Year: 2025

Tax Legal Description: REGENCY OAKS UNIT THREE A LOT 226

Tax Annual Amount: \$1,116

Tax Lot: 226



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Rooms

| Room type | Level |
|---------------------|-------|
| Primary Bedroom | First |
| Primary Bathroom | First |
| Bedroom 2 | First |
| Bathroom 2 | First |
| Balcony/Porch/Lanai | First |
| Dining Room | First |
| Family Room | First |
| Living Room | First |
| Laundry | First |
| Kitchen | First |

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

ExteriorFeatures: Lighting, Private Entrance, Private Mailbox, Private Yard, Sliding Doors

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Public, Sewer Available, Sewer Connected, Sprinkler Well, Underground Utilities, Water Available, Water Connected

Amenities: Dishwasher, Electric Water Heater, Microwave, Range

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

PoolFeatures: In Ground, Lighting

Features: Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Vaulted Ceiling(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Entrance, Private Yard

Occupant Type: Owner

Showing Requirements: 24 Hour Notice, Appointment Only, ShowingTime



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