

# 7404 COOL BREEZE COURT SPRING HILL FL 34607

<https://candiscarmichael.com>



\$289,500



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



**Call us now**  
 Phone: 727-888-3292  
 Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

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

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## 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

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## 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

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## 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

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## 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

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## 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

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## 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)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Heating:** Central

**Roof:** Shingle

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## 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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