

# 7406 MINT JULEP DRIVE RIVERVIEW FL 33578

<https://candiscarmichael.com>



Back on the market due to a change in the buyer's circumstances, not related to property condition. A recent full inspection and 4-point inspection have been completed, with documentation available for review, supporting a more predictable transaction. This 3-bedroom, 2-bath pool home is situated on a desirable conservation lot in Ashley Oaks, featuring privacy with [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1711 sq ft



## Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC

**Status:** Active

**Office ID:** MFR279508652

**MLS ID:** MFRO6333258



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8960 sq ft

**SubdivisionName:** ASHLEY OAKS UNIT 2

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1711 sq ft

**Year built:** 1998

**ListOfficeName:** BEYCOME OF FLORIDA LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 30

**Road Surface Type:** Paved

## Property Features

**Interior Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Pool Private YN:** Yes

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Sprinkler Meter, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** In Garage, Inside

**Pool Features:** Gunite, In Ground, Lighting, Pool Sweep, Screen Enclosure

**Fireplace Features:** Other

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished



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## Property Details

**Subdivision Name:** ASHLEY OAKS UNIT 2

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-17-30-20-2RB-000001-00055.0

**Direction Faces:** East

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 682

**Association Fee Frequency:**  
Annually

**Association Fee Includes:** Pool, Maintenance Structure,  
Maintenance Grounds, Maintenance, None

## Fees & Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,619

**Tax Legal Description:** ASHLEY OAKS UNIT NO 2 LOT 55  
BLOCK 1

**Tax Lot:** 55

## Rooms



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Room type	Level
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Primary Bathroom	First
Bathroom 2	First
Foyer	First
Living Room	First
Kitchen	First
Dining Room	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**ExteriorFeatures:** Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Sprinkler Meter, Water Connected

**Amenities:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**PoolFeatures:** Gunite, In Ground, Lighting, Pool Sweep, Screen Enclosure

**Features:** Ceiling Fans(s), Other, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment **Showing Requirements:** Call Owner, See Remarks



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