

# 82 HILLSHIRE PLACE SPRING HILL FL 34609

<https://candiscarmichael.com>



Welcome to this stunning 4-bedroom, 3-bathroom home located in the highly desirable Avalon West community of Spring Hill. Offering over 2,700 square feet of thoughtfully designed living space, this home combines modern comfort, functionality, and style. From the moment you arrive, you'll appreciate the beautiful curb appeal and inviting entryway. Inside, you'll find an open-concept [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2711 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8519649



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



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## Basics

**Bathrooms Full:** 3

**Date added:** Added 2 hours ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 3 baths

**Half baths:** 0 half baths

**Area, sq ft:** 2711 sq ft

**Lot size, sq ft:** 6698 sq ft

**Year built:** 2023

**SubdivisionName:** AVALON WEST **ListOfficeName:** CHARLES RUTENBERG REALTY INC

**GarageSpaces:** 2

**ListAOR:** mfrmls

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## Location Details

**Township:** 23

**Road Surface Type:** Paved

**Elementary School:** Suncoast Elementary

**Middle Or Junior School:** Powell Middle

**High School:** Natures Coast Technical High School

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## Property Features



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**Interior Features:** In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Sprinkler Metered

**Security Features:** Smoke Detector(s)

**Architectural Style:** Mediterranean

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Paved, Private

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood

**Laundry Features:** Laundry Room, Upper Level

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Double Pane Windows

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Available

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** AVALON WEST

**Levels:** Two

**New Construction YN:** Yes

**Builder Model:** 406E

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

**Parcel Number:** R33-223-18-1385-0000-1050

**Direction Faces:** West

**Builder Name:** IH Central Florida, LLC

**Foundation Details:** Slab

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

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## Association Information



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**Association YN:** Yes

**Association Fee:** 220

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Pool

**Association Amenities:** Clubhouse, Fence Restrictions, Fitness Center, Park, Playground, Pool, Trail(s)

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Irrigation-Reclaimed Water, Sidewalks, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$6,500

**Tax Legal Description:** AVALON WEST PHASE 1 LOT 105

**Tax Lot:** 105

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## Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	14x16	First	16	14
Primary Bedroom	14x14	Second	14	14
Kitchen		First		
Bedroom 2	11x10	Second	10	11
Dining Room	12x11	First	11	12
Bedroom 3	11x10	Second	10	11
Balcony/Porch/Lanai	10x11	First	11	10
Loft	12x10	Second	10	12
Den	10x11	First	11	10

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Double Pane Windows

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Available

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Irrigation-Reclaimed Water, Sidewalks, Street Lights

**ExteriorFeatures:** Lighting, Sprinkler Metered

**Features:** In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)

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## Building Details

**ArchitecturalStyle:** Mediterranean

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** Yes

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only

**Home Warranty YN:** Yes

**Other Equipment:** Irrigation Equipment



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