

# 8265 AMBOY DRIVE CITRUS SPRINGS FL 34433

<https://candiscarmichael.com>



This beautiful new construction home in Citrus Springs offers nearly 1,800 sqft of thoughtfully designed living space. The inviting Florida-style front porch with tapered columns creates a welcoming first impression, perfect for relaxing and enjoying the surroundings. Inside, the open-concept layout places the living room, dining area, and kitchen at the heart of the home, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1774 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8458554



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Phone: 727-888-3292

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



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## Description

### Virtual Tour:

<https://media.takeitdigital.com/videos/019b47ab-e7db-7361-a601-46295a9eb9ae?v=206>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 10220 sq ft

**SubdivisionName:** CITRUS SPGS UNIT 11

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1774 sq ft

**Year built:** 2025

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 17

**Road Surface Type:** Paved

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## Property Features

**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Stone Counters, Thermostat, Tray Ceiling(s)

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Utilities:** BB/HS Internet Available, Electricity Connected, Water Connected

**Sewer:** Septic Tank

**Heating:** Central

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished



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## Property Details

**Subdivision Name:** CITRUS SPGS UNIT 11

**Levels:** One

**New Construction YN:** Yes

**Construction Materials:** Block, Stone, Stucco

**Property Condition:** Completed

**Parcel Number:** 18E-17S-10-0110-06770-0110

**Direction Faces:** West

**Foundation Details:** Slab

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

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$227

**Tax Legal Description:** CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 11 BLK 677

**Tax Lot:** 11

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12.2x23.11	First	23.11	12.2
Bedroom 1	11.7x11.2	First	11.2	11.7
Bedroom 2	11.7x11.1	First	11.1	11.7
Living Room	23x24.11	First	24.11	23
Kitchen	11.2x15.11	First	15.11	11.2



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Utilities:** BB/HS Internet Available, Electricity Connected, Water Connected

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Stone Counters, Thermostat, Tray Ceiling(s)

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## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block, Stone, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, Combination Lock Box, ShowingTime



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