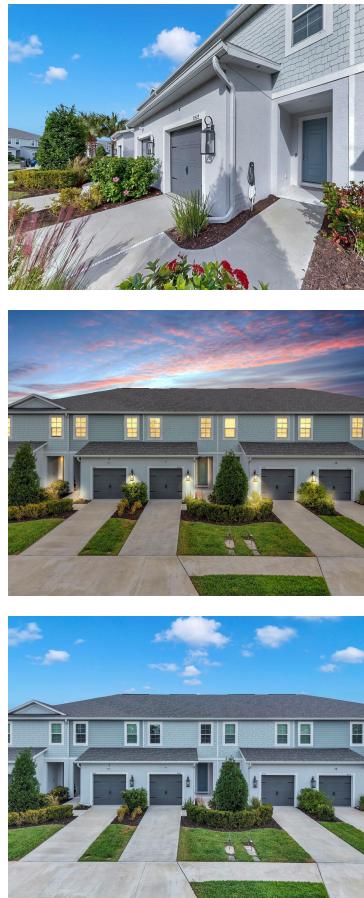


8522 CANYON CREEK TRAIL PARRISH FL 34219

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Welcome home to 8522 Canyon Creek Trail! This 3-bedroom, 2.5-bath home offers 1,822 square feet of comfortable living in the friendly, gated community of North River Ranch. Built in 2021, it's been thoughtfully designed with space and convenience in mind. As you step inside, you'll love the [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1822 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8457815

Description



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Virtual Tour:

<https://www.zillow.com/view-imx/8cd87b94-42bf-4442-8906-a0f658a4ed2b?wl=true&setAttribution=mls&initialViewType=pano>

Basics

Bathrooms Full: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 2178 sq ft

View: Water

ListOfficeName: DALTON WADE INC **GarageSpaces:** 1

ListAOR: mfrmls

Location Details

Township: 33

Road Surface Type: Paved

Elementary School: Barbara A. Harvey Elementary

Middle Or Junior School: Buffalo Creek Middle

High School: Parrish Community High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Upstairs, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Lighting, Sidewalk, Sliding Doors

Window Features: Blinds

View: Water

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room, Upper Level

Parking Features: Driveway, Garage Door Opener, Ground Level

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: Cable Available, Electricity Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: MORGANS GLEN TWNHMS PH IIIA & IIIB

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 403620459

Direction Faces: South

Construction Materials: Concrete, Stucco, Frame

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 400

Association Fee Includes:
Maintenance Structure, Maintenance Grounds, Pool, Recreational Facilities

Community Features: Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - No Guard, Playground, Pool, Sidewalks



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Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment Amount: 1994

Tax Lot: 2203

Tax Annual Amount: \$5,810

Tax Legal Description: LOT 2203, MORGAN'S GLEN TOWNHOMES PHS IIIA & IIIB PI#4036.2045/9

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	18.7x16.3	First	16.3	18.7
Kitchen	15x12.9	First	12.9	15
Dining Room	12.9x7.6	First	7.6	12.9
Foyer	6.3x5.1	First	5.1	6.3
Bathroom 3		First		
Balcony/Porch/Lanai	15x7	First	7	15
Loft		Second		
Primary Bedroom	11.4x12.8	Second	12.8	11.4
Primary Bathroom		Second		
Bathroom 2		Second		
Laundry		Second		
Bedroom 2	9.2x13.6	Second	13.6	9.2
Bedroom 3	9.2x13.6	Second	13.6	9.2

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - No Guard, Playground, Pool, Sidewalks

ExteriorFeatures: Lighting, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds

Utilities: Cable Available, Electricity Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Heating: Central

Exterior material: Concrete, Frame, Stucco

Roof: Shingle

Parking: Driveway, Garage Door Opener, Ground Level

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, Lockbox, ShowingTime



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