

# 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



**Call us now**  
 Phone: 727-888-3292  
 Email: RealtorCandis@gmail.com



## Virtual Tour:

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

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 days ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2178 sq ft

**View:** Water

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1822 sq ft

**Year built:** 2021

**SubdivisionName:** MORGANS GLEN TWNHMS PH IIIA & IIIB

**GarageSpaces:** 1

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## Location Details

**Township:** 33

**Elementary School:** Barbara A. Harvey Elementary

**High School:** Parrish Community High

**Road Surface Type:** Paved

**Middle Or Junior School:** Buffalo Creek Middle

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## 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

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## 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

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## 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

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## 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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete, Frame, Stucco

**Parking:** Driveway, Garage Door Opener, Ground Level

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, Lockbox, ShowingTime



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