

# 8701 40TH LANE PINELLAS PARK FL 33782

<https://candiscarmichael.com>



Welcome home to this light and airy 2 bedroom/2 bathroom corner unit villa with a two car garage! This spacious villa boasts a split floor plan, a bright kitchen, and an open concept living space. The primary bedroom offers an ensuite bathroom and two closets. This vibrant and active 55+ community of Mainlands of Tamarac [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1265 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8462710



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8462710>

## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1265 sq ft

**Year built:** 1989

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 0 sq ft

**SubdivisionName:** MAINLANDS OF TAMARAC  
BY THE GULF

**GarageSpaces:** 2

## Location Details

**Township:** 30

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Ceiling Fans(s), Split Bedroom

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer

**Flooring:** Carpet, Luxury Vinyl, Tile

**Laundry Features:** In Garage

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Awning(s)

**Roof:** Tile

**Utilities:** Public

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** MAINLANDS OF TAMARAC BY THE GULF

**Parcel Number:** 22-30-16-54574-000-0560

**Levels:** One

**Direction Faces:** West

**Foundation Details:** Slab

**Construction Materials:** Stucco, Frame

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

## Association Information

**Association YN:** Yes

**Association Fee:** 656

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Management, Private Road

**Community Features:** Buyer Approval Required, Clubhouse, Deed Restrictions, Golf Carts OK, Golf, Pool, Sidewalks

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$4,158

**Tax Legal Description:** MAINLANDS OF TAMARAC BY THE GULF UNIT 7 CONDO, THE UNIT 56

**Tax Lot:** 0560

## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Foyer           | 6x12       | First | 12     | 6     |
| Kitchen         | 11x11      | First | 11     | 11    |
| Dining Room     | 10x13      | First | 13     | 10    |
| Living Room     | 16x16      | First | 16     | 16    |
| Primary Bedroom | 15x12      | First | 12     | 15    |
| Bedroom 2       | 11x14      | First | 14     | 11    |

## Amenities & Features



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**Waterfront available:** No

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Golf Carts OK, Golf, Pool, Sidewalks

**ExteriorFeatures:** Awning(s)

**Utilities:** Public

**Features:** Ceiling Fans(s), Split Bedroom

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Frame, Stucco

**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Combination Lock Box, See Remarks



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