

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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Email: RealtorCandis@gmail.com



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## Description

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

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## 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

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## Location Details

**Township:** 30

**Road Surface Type:** Asphalt

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## Property Features



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

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Awning(s)

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** In Garage

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## 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

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## 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

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## Fees&Taxes



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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

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

**Utilities:** Public

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Awning(s)

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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame, Stucco

**Heating:** Central

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

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

**Occupant Type:** Vacant



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