

# 8840 MUGNAI STREET RIVERVIEW FL 33578

<https://candiscarmichael.com>



\$549,900



Back on the Market after a new lanai and fence install! Welcome to your dream home! This like new one-story 2024 Sapphire Model by William Ryan Homes offers the perfect blend of contemporary design, smart features, and high-end finishes. With 4 spacious bedrooms, a flex room, 3 full bathrooms, a 3-car garage, and an open-concept [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2797 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8511779

## Description



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



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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2797 sq ft

**Year built:** 2024

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8754 sq ft

**SubdivisionName:** RIVER POINTE SUB

**GarageSpaces:** 3

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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), Crown Molding, Eat-in Kitchen, Open Floorplan, Smart Home, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Tile

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Sidewalk

**Roof:** Shingle

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

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

**Window Features:** Window Treatments

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** RIVER POINTE SUB

**Levels:** One

**Foundation Details:** Block, Slab

**Parcel Number:** U-19-30-20-D10-000000-00028.0

**Direction Faces:** West

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 432

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** RIVER POINTE SUBDIVISION LOT 28

**Tax Annual Amount:** \$9,477

**Tax Lot:** 28



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## Rooms

Room type	Level
Primary Bedroom	First
Living Room	First
Kitchen	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**WindowFeatures:** Window Treatments

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Smart Home, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

## Miscellaneous



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**Ownership:** Fee Simple

**Other Equipment:** Irrigation  
Equipment

**Occupant Type:** Owner

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



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