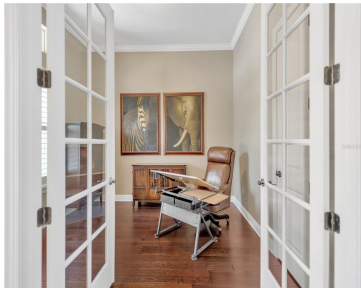


9124 TILLINGHAST DRIVE TAMPA FL 33626

https://candiscarmichael.com



\$1,560,000

Meticulously maintained and generously appointed features, this wonderful home in the gated community of Old Memorial Estates is a rare find. With the oversized fenced lot, naturally maintained for privacy. The property has the opportunity to be cleared for views of the esteemed private Old Memorial Golf Course. Bring your pets, people and toys, as [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3475 sq ft



Courtesy of

**Listing Office:** PREMIER SOTHEBY'S INTL REALTY

**Status:** Active

**Office ID:** MFR260033547

**MLS ID:** MFRTB8435004



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



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## Description

**Virtual Tour:** <https://vimeo.com/1124674072>

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 1 day ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 1 floor

**Lot size, sq ft:** 22374 sq ft

**View:** Trees/Woods

**ListOfficeName:** PREMIER SOTHEBY'S INTL REALTY

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 3475 sq ft

**Year built:** 2014

**SubdivisionName:** OLD MEMORIAL SUB PHASE 2 LOT 52

**GarageSpaces:** 3

---

## Location Details

**Township:** 28

**Elementary School:** Hammond Elementary School

**High School:** Sickles-HB

**Road Surface Type:** Paved

**Middle Or Junior School:** Sergeant Smith Middle-HB

---

## Property Features



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**Interior Features:** Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Hardwood, Tile

**Patio And Porch Features:** Covered, Enclosed

**Pool Features:** Heated, In Ground, Lighting, Pool Alarm, Salt Water, Screen Enclosure, Tile

**Spa Features:** Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Tile

**Window Features:** Blinds, Double Pane Windows, Shutters, Storm Window(s)

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Water Connected

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Softener

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Garage Faces Side

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Yes

**Fencing:** Fenced

**Security Features:** Gated Community, Security Fencing/Lighting/Alarms, Security Lights, Security System, Security System Owned, Smoke Detector(s)

**Architectural Style:** Florida, Traditional

**Vegetation:** Mature Landscaping, Trees/Landscaped, Wooded

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Conservation Area, Irregular Lot, Landscaped, Near Golf Course, Oversized Lot, Sidewalk, Paved, Private

---

## Property Details



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**Subdivision Name:** OLD MEMORIAL SUB  
PHASE 2 LOT 52

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** U-03-28-17-9SZ-000000-00052.0

**Direction Faces:** North

**Construction Materials:** Block, Concrete, Stucco

## Association Information

**Association YN:** Yes

**Association Fee**  
**Frequency:** Quarterly

**Association Amenities:**  
Gated, Tennis Court(s)

**Association Fee:** 1100

**Association Fee Includes:** Escrow Reserves Fund,  
Maintenance Grounds

**Community Features:** Buyer Approval Required, Deed  
Restrictions, Dog Park, Gated Community - No Guard, Irrigation-  
Reclaimed Water, Sidewalks, Tennis Court(s), Street Lights

## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** OLD MEMORIAL SUBDIVISION PHASE 2  
LOT 52

**Tax Annual Amount:** \$610

**Tax Lot:** 52

## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	11x22	First	22	11
Dinette	9x10	First	10	9
Great Room	16x28	First	28	16
Primary Bedroom	17x19	First	19	17
Primary Bathroom	13x16	First	16	13
Office	12x11	First	11	12
Bedroom 2	12x11	First	11	12
Bedroom 3	9x11	First	11	9
Bedroom 4	11x12	First	12	11
Dining Room	12x11	First	11	12
Bonus Room	11x15	First	15	11

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Buyer Approval Required, Deed Restrictions, Dog Park, Gated Community - No Guard, Irrigation-Reclaimed Water, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Water Connected

**Amenities:** Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Gated Community, Security Fencing/Lighting/Alarms, Security Lights, Security System, Security System Owned, Smoke Detector(s)

**WindowFeatures:** Blinds, Double Pane Windows, Shutters, Storm Window(s)

**PoolFeatures:** Heated, In Ground, Lighting, Pool Alarm, Salt Water, Screen Enclosure, Tile

**Features:** Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

---

## Building Details

**ArchitecturalStyle:** Florida, Traditional

**Heating:** Central, Electric

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Driveway, Garage Door Opener, Garage Faces Side

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, Gate Code Required, Listing Agent Must Accompany, ShowingTime



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