

9306 CHANNING HILL DRIVE RUSKIN FL 33573

<https://candiscarmichael.com>



Short Sale. SHORT SALE APPROVED WITH PRICE REDUCTION - CAN CLOSE QUICKLY!!! ONLY 3 YEARS YOUNG, this 4 bedroom, 2 bath home with a waterview is ready for occupancy. Upon entering, spacious foyer with 3 bedrooms and 1 bathroom from the hallway. Open floor plan for kitchen, living room and dining area. Full home water [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1935 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8433658



Call us now

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/TB8433658>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 1935 sq ft

Year built: 2022

ListOfficeName: CHARLES RUTENBERG REALTY
INC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6050 sq ft

SubdivisionName: BELMONT SOUTH PH 2F

GarageSpaces: 2

Location Details

Township: 31

Elementary School: Belmont Elementary School

High School: Sumner High School

Road Surface Type: Paved

Middle Or Junior School: Eisenhower-HB

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Fireplace YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Water Source: Public

Cooling: Central Air

Lot Features: In County, Sidewalk, Paved

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Washer, Water Filtration System, Water Softener, Whole House R.O. System

Laundry Features: Inside

Fireplace Features: Decorative, Electric, Insert, Living Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Water Connected

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: BELMONT SOUTH PH 2F

Levels: One

New Construction YN: Yes

Builder Model: HARTFORD

Construction Materials: Stucco

Property Condition: Completed

Parcel Number: U-24-31-19-C5D-000023-00003.0

Direction Faces: North

Builder Name: LENNAR

Foundation Details: Block, Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Association Fee: 140

Association Fee Includes: Pool, Trash

Community Features: Community Mailbox, Deed Restrictions, Dog Park, Park, Playground, Pool, Tennis Court(s)



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Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment Amount: 3410

Tax Lot: 3

Tax Annual Amount: \$4,271

Tax Legal Description: BELMONT SOUTH PHASE
2F LOT 3 BLOCK 23

Green Building Info

Green Energy Generation: Solar

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x17	First	17	12
Kitchen	11x16	First	16	11
Living Room	14x23	First	23	14
Bedroom 2	11x13	First	13	11
Bedroom 3	10x10	First	10	10
Bedroom 4	13x12	First	12	13
Laundry	6x6	First	6	6
Primary Bathroom	12x9	First	9	12

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Deed Restrictions, Dog Park, Park, Playground, Pool, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Washer, Water Filtration System, Water Softener, Whole House R.O. System

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Built-in Features, Ceiling Fans(s), Decorative, Electric, High Ceilings, Insert, Kitchen/Family Room Combo, Living Room, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: Yes

Exterior material: Stucco

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Appointment Only, Call Listing Agent, See Remarks, ShowingTime



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