

# 9606 ROYCE DRIVE TAMPA FL 33626

<https://candiscarmichael.com>



**\$620,000**



Nestled in the heart of West Park Village, this timeless brick townhome is located in one of the BEST LOCATIONS in Westchase – restaurants, shops, playgrounds & parks, tennis & community pool less than one block away! Featuring 3 bedrooms + Loft (could become a 4th bedroom) 2.5 baths + an enclosed courtyard/backyard + a [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2013 sq ft



## Courtesy of

**Listing Office:** SMITH & ASSOCIATES REAL ESTATE

**Status:** Active

**Office ID:** MFR616100

**MLS ID:** MFRTB8495516



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



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2013 sq ft

**Year built:** 2001

**ListOfficeName:** SMITH & ASSOCIATES REAL ESTATE

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 2875 sq ft

**SubdivisionName:** WESTCHASE

**GarageSpaces:** 2

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## Location Details

**Township:** 28

**Elementary School:** Westchase-HB

**High School:** Alonso-HB

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Davidsen-HB

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## Property Features



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**Interior Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Walk-In Closet(s)

**Flooring:** Carpet, Tile, Wood

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

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Roof:** Shingle

**Window Features:** Blinds

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Fencing:** Fenced

**Security Features:** Smoke Detector(s)

**Architectural Style:** Traditional

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central, Electric, Natural Gas

**Lot Features:** Sidewalk, Paved

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## Property Details

**Subdivision Name:** WESTCHASE

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** U-15-28-17-5L3-000002-00005.0

**Direction Faces:** North

**Construction Materials:** Block, Stucco, Frame

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Park, Pickleball Court(s), Playground, Pool, Tennis Court(s)

**Association Fee:** 285

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

**Community Features:** Deed Restrictions, Golf Carts OK, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$8,948

**Tax Other Annual Assessment Amount:** 931

**Tax Legal Description:** WESTCHASE SECTION 324  
LOT 5 BLOCK 2

**Tax Lot:** 5

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## Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 2	15x12	Second	12	15
Bedroom 3	14x11	Second	11	14
Dining Room	13x10	First	10	13
Family Room	12x16	First	16	12
Kitchen	10x9	First	9	10
Living Room	12x9	First	9	12
Loft	12x13	Second	13	12
Primary Bathroom		First		
Primary Bedroom	12x16	First	16	12
Dinette	8x7	First	7	8

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Blinds

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Golf Carts OK, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Sidewalk

**Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Walk-In Closet(s)

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## Building Details

**ArchitecturalStyle:** Traditional

**Heating:** Central, Electric, Natural Gas

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Frame, Stucco

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** 24 Hour Notice, ShowingTime

**Occupant Type:** Tenant



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