

SPRING HILL FL 34606

<https://candiscarmichael.com>



\$249,000



Lovely two-bedroom, two bath home in the gated, pet-friendly, 55+ community of Timber Pines. Comfortable screened-in porch at the entrance. The leaded glass double entry doors lead into a spacious living room, which opens onto additional den/office space. From there, a door leads outside to a large patio for entertaining or for your own quiet [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1268 sq ft

Courtesy of

Listing Office: FUTURE HOME REALTY INC
Status: Active

Office ID: MFR260011623
MLS ID: MFRTB8482973

Description



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1268 sq ft

Year built: 1986

ListOfficeName: FUTURE HOME REALTY INC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 7612 sq ft

SubdivisionName: TIMBER PINES

GarageSpaces: 1

Location Details

Township: 23S

Road Surface Type: Asphalt, Paved

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Eat-in Kitchen, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Vinyl

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Garden, Private Entrance, Rain Gutters

Window Features: Blinds, Rods, Window Treatments

Water Source: None

Cooling: Central Air

Furnished: Furnished

Appliances: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, In Garage, Washer Hookup

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Number Limit, Yes

Roof: Shingle

Utilities: Cable Available, Electricity Connected, Fiber Optics, Public, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Landscaped, Near Golf Course, Paved

Property Details

Subdivision Name: TIMBER PINES

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: R21-223-17-6121-0000-0410

Direction Faces: Southeast

Construction Materials: Stucco, Frame

Property Condition: Completed

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Cable TV, Golf Course, Maintenance, Pickleball Court(s), Vehicle Restrictions

Association Fee: 139

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Private Road, Recreational Facilities, Security, Sewer, Trash, Water

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, No Truck/RV/Motorcycle Parking, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access

Fees&Taxes

Tax Year: 2025

Tax Legal Description: TIMBER PINES TR 12 UNIT 1 LOT 41 ORB 1241 PGS 1370-74

Tax Annual Amount: \$3,387

Tax Lot: 41

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Living Room	13x20	First	20	13
Dining Room	9x12	First	12	9
Kitchen	9x16	First	16	9
Primary Bedroom	12x15	First	15	12
Bedroom 2	11x12	First	12	11
Primary Bathroom		First		
Bathroom 2		First		

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, No Truck/RV/Motorcycle Parking, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access

ExteriorFeatures: Garden, Private Entrance, Rain Gutters

Features: Ceiling Fans(s), Eat-in Kitchen, Thermostat, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Rods, Window Treatments

Utilities: Cable Available, Electricity Connected, Fiber Optics, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Building Details

NewConstructionYN: No

Exterior material: Frame, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment,
Private Entrance

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, Call
Before Showing



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE