



**\$295,812**

## **1712 CANOPY DRIVE #38**

<https://vizorealty.com>

Introducing The Benjamin by Great Southern Homes featuring a large great room that is open to a spacious kitchen with island and dining room. The downstairs bedroom is convenient to a full bathroom. The second level has a large owner's suite with optional vaulted ceiling along with a loft and three additional bedrooms & full bath. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 5 beds
- 3 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 2295 sq ft



# Basics

**Date added:** Added 6 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 3 baths  
**Floors:** 2 floors  
**Lot size, acres:** 0.11 acres  
**MLS ID:** 600806  
**Full Baths:** 3

**Listing Date:** 2025-01-25  
**Type:** Single Family  
**Bedrooms:** 5 beds  
**Half baths:** 0 half baths  
**Area, sq ft:** 2295 sq ft  
**Year built:** 2025  
**TMS:** 1871306038

# Building Details

**Price Per SQFT:** 301.85  
**New/Resale:** New  
**Heating:** Electric  
**Water:** Public  
**Garage Spaces:** 2  
**Exterior material:** Vinyl

**Style:** Bi-level  
**Foundation:** Slab  
**Cooling:** Central  
**Sewer:** Public  
**Basement:** No Basement

# Amenities & Features

**Pool on Property:** No                      **Garage:** Garage Attached, Front Entry

# HOA Info

**HOA:** Y                                      **HOA Fee Per:** Yearly  
**Hoa Fee:** \$375



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## School Info

**School District:** Sumter County

**Secondary School:** Ebenezer

**Elementary School:** Oakland

**High School:** Crestwood

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## Listing Courtesy Of

**Listing Office:** RE/MAX Summit LLC

**Listing Agent:** Joy, James

