

# \$290,000 - 8569 Canyon Creek Trail, PARRISH

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MLS® #A4661357

**\$290,000**

3 Bedroom, 3.00 Bathroom, 1,822 sqft

Residential on 0.05 Acres

MORGANS GLEN TWNHMS PH IIIA & IIIB,  
PARRISH, FL

Seller is VERY MOTIVATED. Close quickly! In a neighborhood where all the townhomes are basically the same, you ask, how is this one different?

THE BEST LOCATION AND VIEW IN THE  
NEIGHBORHOOD

PRIVATE VIEW OF THE WATER &  
PRESERVE.

HIGH-END WASHER AND DRYER

A SECRET DOOR THAT LEADS TO AN  
ADORABLE SPACE UNDER THE STAIRS.  
AFTERMARKET LIGHTING AND CEILING  
FANS.

UPGRADED CABINET PULLS.

NO BUILDER GRADE PAINT. CUSTOM  
SHABBY CHIC BARN DOOR FOR YOUR  
LAUNDRY ROOM.

UPGRADED SHELVING FOR CLOSETS.

THE GARAGE IS PREPPED FOR ELECTRIC  
VEHICLE CHARGING

EPOXY PAINTED GARAGE FLOOR.

GARAGE FINISHED WITH STUCCO, NO  
EXPOSED BLOCK SHOWING.

CEILING MOUNTED STORAGE.

HURRICANE IMPACT WINDOWS ON TOP  
FLOOR SO HURRICANE SHUTTER  
NEEDED

CLEAN INSPECTION REPORT.



This two-story retreat offers a blend of modern elegance and cozy charm, all while enjoying privacy with serene views of the pond and

nature preserve. Inside is a neutral color palette that creates a warm and inviting atmosphere, the entire interior of the home was painted. No more builder grade flat finish paint that is hard to clean. Thoughtfully chosen designer lighting fixtures and ceiling fans accentuate the home. The open-concept kitchen, featuring granite countertops, upgraded cabinet hardware, stainless steel appliances, and ample cabinetry for all your storage needs. A center island with an eating space is perfect for casual meals, while a dinette area offers a more formal dining experience.

Upstairs, the spacious bedrooms are complete with custom closet shelving, providing exceptional organization. The laundry room is a dream, complete with high-end Samsung front-load washer and dryer, (purchased in 2024) HE 5cu load size. This space also has additional cabinetry and a charming shabby chic rustic barn door.

One of the most unique features? A cozy hideout under the stairs! Whether it's a fun play nook or a designated retreat for your furry friend, this custom-built space adds character and function. All curtains and window treatments will remain. The loft bookshelf and the desk system in the 3rd bedroom will convey with home.

Relax and unwind in the screened-in back patio, perfect for sipping coffee while soaking in the tranquil pond and preserve views. The patio also includes sun shades for added privacy and comfort, which will remain with the home. The attached storage room is thoughtfully designed with built-in shelves for organization and finished stucco walls.

The garage is a standout! Designed with both function and style in mind, it features a sleek

epoxied floor, and the walls finished with stucco texturing (no exposed brick!), and a smart ceiling storage solution to maximize space. Plus, for eco-conscious homeowners, there's a 30-amp EV hookup ready for your electric vehicle. Not to mention, the top floor windows are hurricane rated glass, and you only have one hurricane shutter to install for the back patio, which is tucked away neatly in the garage.

This home is truly move-in ready! It has already been pre-inspected and passed with a clean Report Sheet, giving buyers peace of mind. Plus, the existing survey will save buyers money at closing! Beyond the home, River Field Townhomes offers walking trails and a playground, creating a wonderful community for families. As a bonus, homeowners also have access to the resort-style amenities of North River Ranch, including a sparkling pool, clubhouse, fitness center, tennis courts, and miles of walking paths.

Built in 2022

**Essential Information**

|                |                    |
|----------------|--------------------|
| MLS® #         | A4661357           |
| Price          | \$290,000          |
| Sold Price     | \$280,000          |
| Date Sold      | October 29th, 2025 |
| Bedrooms       | 3                  |
| Bathrooms      | 3.00               |
| Full Baths     | 2                  |
| Half Baths     | 1                  |
| Square Footage | 1,822              |
| Acres          | 0.05               |
| Year Built     | 2022               |
| Type           | Residential        |
| Sub-Type       | Townhouse          |

|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 8569 Canyon Creek Trail            |
| Area        | Parrish                            |
| Subdivision | MORGANS GLEN TWNHMS PH IIIA & IIIB |
| City        | PARRISH                            |
| County      | Manatee                            |
| State       | FL                                 |
| Zip Code    | 34219                              |

### Amenities

|               |                                                                    |
|---------------|--------------------------------------------------------------------|
| Parking       | Driveway, Electric Vehicle Charging Station(s), Garage Door Opener |
| # of Garages  | 1                                                                  |
| Is Waterfront | Yes                                                                |
| Waterfront    | Pond                                                               |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer                                     |
| Heating           | Central                                                                                                                        |
| Cooling           | Central Air                                                                                                                    |
| # of Stories      | 2                                                                                                                              |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Hurricane Shutters, Lighting, Private Mailbox, Sidewalk |
| Roof              | Shingle                                                 |
| Foundation        | Block                                                   |

### School Information

|            |                              |
|------------|------------------------------|
| Elementary | Barbara A. Harvey Elementary |
| Middle     | Buffalo Creek Middle         |
| High       | Parrish Community High       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 33               |
| Zoning         | PD MU            |

|                |           |
|----------------|-----------|
| HOA Fees       | 400       |
| HOA Fees Freq. | Quarterly |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | COMPASS FLORIDA LLC |
|----------------|---------------------|

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Listing information last updated on October 30th, 2025 at 10:34pm EDT