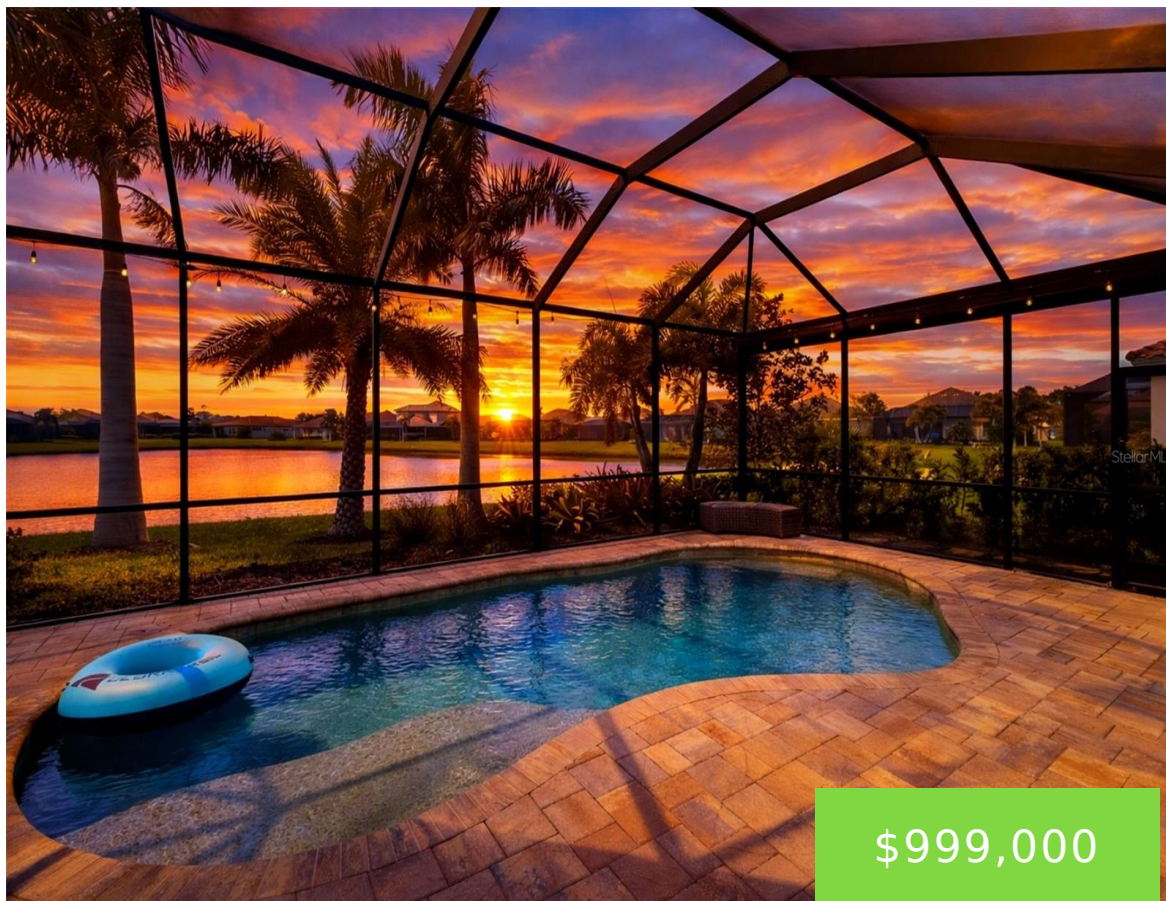


# 10107 CARNOUSTIE PLACE BRADENTON FL 34211

<https://candiscarmichael.com>



LIVE THE ROSEDALE COUNTRY CLUB LIFESTYLE in this beautifully maintained LAKEVIEW pool home, ideally set on a PREMIUM LOT with WEST-FACING EXPOSURE for breathtaking sunset skies. Offering 3 BEDROOMS + OFFICE/DEN, 2.5 BATHS, and an EXTENDED 3-CAR TANDEM GARAGE, this residence is filled with thoughtful BUILDER UPGRADES and timeless appeal. Enjoy seamless indoor-outdoor living with [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2536 sq ft



## Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRTB8488192



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Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8488192>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2536 sq ft

**Year built:** 2018

**SubdivisionName:** ROSEDALE ADD PH II

**GarageSpaces:** 3

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 9374 sq ft

**View:** Water

**ListOfficeName:** COASTAL PROPERTIES GROUP INTERNATIONAL

**ListAOR:** mfrmls

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## Location Details

**Township:** 35

**Road Surface Type:** Asphalt

**Elementary School:** Braden River Elementary

**Middle Or Junior School:** Dr Mona Jain Middle

**High School:** Lakewood Ranch High

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Covered, Enclosed, Front Porch, Rear Porch, Screened

**Pool Features:** Gunite, In Ground, Lighting, Salt Water, Screen Enclosure

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

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

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Near Golf Course, Sidewalk

**Appliances:** Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Hurricane Shutters, Rain Gutters

**Security Features:** Gated Community

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** ROSEDALE ADD PH II

**Levels:** One

**Builder Name:** Ashton Woods

**Construction Materials:** Block

**Parcel Number:** 579446559

**Direction Faces:** East

**Foundation Details:** Slab

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

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## Association Information



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**Association YN:** Yes

**Association Fee:** 400

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Internet, Private Road

**Association Amenities:** Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Playground, Pool, Tennis Court(s)

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$5,910

**Tax Legal Description:** LOT 308 ROSEDALE ADDITION PHASE II PI#5794.4655/9

**Tax Lot:** 308

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## Rooms

Room type	Dimensions	Level	Length	Width
Great Room	19x16	First	16	19
Kitchen	20x10	First	10	20
Primary Bedroom	14x23	First	23	14
Bedroom 2	14x12	First	12	14
Bedroom 3	15x11	First	11	15
Office	11x13	First	13	11



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Gated Community

**ExteriorFeatures:** Hurricane Shutters, Rain Gutters

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

**Amenities:** Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s)

**PoolFeatures:** Gunite, In Ground, Lighting, Salt Water, Screen Enclosure

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** 24 Hour Notice, Appointment Only, Listing Agent Must Accompany, No Lockbox, See Remarks, ShowingTime



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