

103 NORTH BRANCH ROAD RUSKIN FL 33570  
https://candiscarmichael.com



TURNKEY COASTAL LUXURY: Completely Reimagined 3/2 Waterfront Oasis with Direct Tampa Bay Access! An absolute showstopper on the water! Skip the renovation stress—this solid BLOCK home has been completely stripped down, beautifully redesigned, and expanded into a stunning 3-bedroom, 2-bathroom coastal masterpiece. Sitting on over a quarter-acre lot with a massive 139 feet of saltwater [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1637 sq ft



Courtesy of

**Listing Office:** COMPASS FLORIDA LLC  
**Status:** Active

**Office ID:** MFR249532121  
**MLS ID:** MFRTB8517271



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8517271>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1637 sq ft

**Year built:** 1969

**SubdivisionName:** NORTH BRANCH SHORES

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 12788 sq ft

**View:** Water

**ListOfficeName:** COMPASS FLORIDA LLC

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## Location Details

**Township:** 32

**Elementary School:** Thompson Elementary

**High School:** Lennard-HB

**Road Surface Type:** Asphalt

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

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## Property Features



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

**Flooring:** Tile

**Waterfront YN:** Yes

**Parking Features:** Boat, Covered

**Carport Spaces:** 1

**Exterior Features:** Sliding Doors, Storage

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Waterfront Features:** Canal - Saltwater

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** FloodZone, Paved

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## Property Details

**Subdivision Name:** NORTH BRANCH SHORES

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Other

**Parcel Number:** U-12-32-18-18Z-000000-00022.0

**Direction Faces:** West

**Construction Materials:** Block

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$5,485

**Tax Legal Description:** NORTH BRANCH SHORES LOT 22 AND N 1/2 OF LOT 25

**Tax Lot:** 22

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## Rooms



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| Room type       | Level |
|-----------------|-------|
| Kitchen         | First |
| Primary Bedroom | First |
| Bedroom 2       | First |
| Living Room     | First |
| Florida Room    | First |

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Sliding Doors, Storage

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Boat, Covered

**Heating:** Central

**Roof:** Shingle

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Structures:** Boat House, Shed(s)

**Showing Requirements:** Call Listing Agent



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