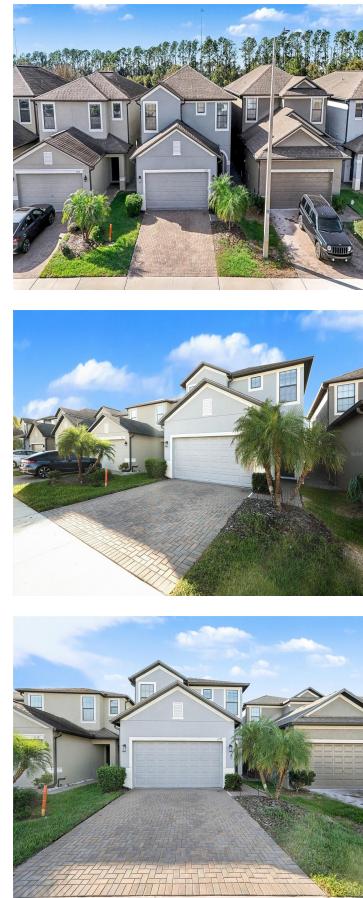


# 1217 BALLARD GREEN PLACE BRANDON FL 33511

<https://candiscarmichael.com>



Welcome to 1217 Ballard Green Place, an elegant 5-bedroom, 3-bathroom residence located within a private, gated community offering resort-style amenities, including a community pool, in the heart of Brandon. Designed for both comfort and versatility, this home offers a refined yet functional layout ideal for today's modern lifestyle. The main living areas are filled with [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2625 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Office ID:** MFR805521714

**Status:** Active

**MLS ID:** MFRTB8456457



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8456457>

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2625 sq ft

**Year built:** 2014

**SubdivisionName:** BRANDON POINTE PH 4 PRCL 107

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 3720 sq ft

**View:** Water

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 29

**Elementary School:** Lamb Elementary

**High School:** Spoto High-HB

**Road Surface Type:** Asphalt

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

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Hardwood, Tile

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

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Entrance, Sidewalk

**Security Features:** Gated Community, Smoke Detector(s)

**Architectural Style:** Contemporary, Traditional

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Landscaped, Sidewalk

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

**Laundry Features:** Laundry Room, Upper Level

**Pool Features:** In Ground

**Waterfront Features:** Pond

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

## Property Details

**Subdivision Name:** BRANDON  
POINTE PH 4 PRCL 107

**Levels:** Two

**Number Of Lots:** 1

**Construction Materials:** Stucco, Frame

**Property Condition:** Completed

**Parcel Number:** U-32-29-20-9W3-000032-00013.0

**Direction Faces:** East

**Foundation Details:** Slab

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

## Association Information



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**Association YN:** Yes

**Association Fee:** 160

**Association Fee Frequency:** Monthly **Community Features:** Gated Community - No Guard, Pool, Sidewalks

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$6,354

**Tax Legal Description:** BRANDON POINTE PHASE 4 PARCEL  
107 LOT 13 BLOCK 32

**Tax Lot:** 13

## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	15.6x22.3	First	22.3	15.6
Bedroom 1	10.5x10.9	First	10.9	10.5
Balcony/Porch/Lanai	7.1x11.1	First	11.1	7.1
Dining Room	7.7x9.1	First	9.1	7.7
Kitchen	17.6x9.4	First	9.4	17.6
Foyer	11x9.8	First	9.8	11
Family Room	13.3x28.6	Second	28.6	13.3
Primary Bedroom	15.6x19.1	Second	19.1	15.6
Primary Bathroom	9.3x9.9	Second	9.9	9.3
Bedroom 2	9.9x14.1	Second	14.1	9.9
Bedroom 3	9.1x15.2	Second	15.2	9.1
Bedroom 4	12.11x10.6	Second	10.6	12.11
Laundry	7.8x6.8	Second	6.8	7.8
Bathroom 2	9.1x5.4	Second	5.4	9.1
Bathroom 1	7.8x5.9	First	5.9	7.8



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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Smoke Detector(s)

**WindowFeatures:** Blinds

**PoolFeatures:** In Ground

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Gated Community - No Guard, Pool, Sidewalks

**ExteriorFeatures:** Lighting, Private Entrance, Sidewalk

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

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

## Building Details

**ArchitecturalStyle:** Contemporary, Traditional

**NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Frame, Stucco

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Private Entrance

**Showing Requirements:** Combination Lock Box



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