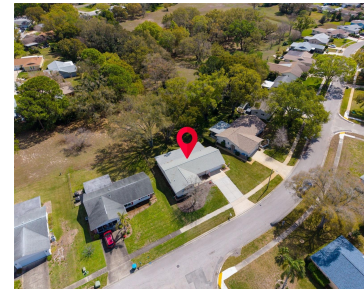


# 1223 TIMBERBROOKE DRIVE PALM HARBOR FL 34684

<https://candiscarmichael.com>



Beautifully updated and RARE 3-bedroom, 2-bath home with an attached 2-car garage, featuring an open and split floor plan and stunning, picturesque views of a peaceful PRESERVE where wildlife is frequently seen! Light and bright upon entry, the home showcases oversized hurricane-impact windows and a spacious living and dining room combination perfect for entertaining. Recent [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Closed
- 1468 sq ft



## Courtesy of

**Listing Office:** COLDWELL BANKER REALTY

**Status:** Closed

**Office ID:** MFR260010123

**MLS ID:** MFRTB8483228



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1468 sq ft

**Year built:** 1977

**SubdivisionName:** HIGHLAND LAKES

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8002 sq ft

**View:** Park/Greenbelt, Trees/Woods

**ListOfficeName:** COLDWELL BANKER REALTY

**ListAOR:** mfrmls

---

## Location Details

**Township:** 28

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Paved

---

## Property Features



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s)

**Flooring:** Laminate, Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Mailbox, Rain Gutters, Sidewalk

**Window Features:** Storm Window(s), Window Treatments

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

**View:** Park/Greenbelt, Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Greenbelt, Level, Near Golf Course, Private, Sidewalk

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** In Garage

**Parking Features:** Driveway, Garage Door Opener, Golf Cart Parking, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Architectural Style:** Ranch, Traditional

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** HIGHLAND LAKES

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 06-28-16-38894-000-2470

**Direction Faces:** West

**Construction Materials:** Block

---

## Association Information



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions

**Association Fee:** 164

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund, Management, Recreational Facilities

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Golf Carts OK, Golf, Pool, Sidewalks, Tennis Court(s), Street Lights

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** HIGHLAND LAKES UNIT 5 LOT 247

**Tax Annual Amount:** \$1,667

**Tax Lot:** 247

---

## Rooms



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Living Room	26x12	First	12	26
Kitchen	15x9	First	9	15
Family Room	17x12	First	12	17
Primary Bedroom	11x16	First	16	11
Primary Bathroom	9x4	First	4	9
Bedroom 2	15x12	First	12	15
Bedroom 3	10x12	First	12	10
Bathroom 2	7x7	First	7	7
Balcony/Porch/Lanai	16x12	First	12	16

## Amenities & Features



### Call us now

Phone: 727-888-3292

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



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Golf Carts OK, Golf, Pool, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Lighting, Private Mailbox, Rain Gutters, Sidewalk

**Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Storm Window(s), Window Treatments

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

---

## Building Details

**ArchitecturalStyle:** Ranch, Traditional **NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener, Golf Cart Parking, Oversized

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only, Lock Box Electronic, See Remarks, ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE