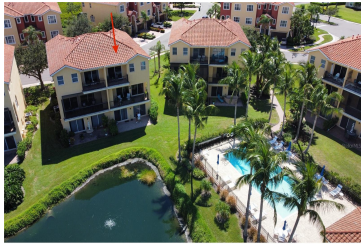


1226 3RD STREET CIRCLE PALMETTO FL 34221

https://candiscarmichael.com



dji mini 2



BOATER AND NATURE LOVER’S DREAM IN THIS EXCEPTIONAL 4 BEDROOM/3BATHROOM TOWNHOME! Sellers are motivated! Located in the gorgeous gated community of the Hammocks at Riviera Dunes. Situated adjacent to a deep water protected harbor out to the Manatee river. The community amenities include: Boat slips for rent or purchase, Community center with workout area & [...]

- 4 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2848 sq ft



Courtesy of

**Listing Office:** COLDWELL BANKER REALTY

**Status:** Active

**Office ID:** MFR283516202

**MLS ID:** MFRTB8430762



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8430762>

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## Basics

**Bathrooms Full:** 3

**Category:** Townhouse

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2848 sq ft

**Year built:** 2005

**SubdivisionName:** HAMMOCKS AT RIVIERA DUNES

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 3 floors

**Lot size, sq ft:** 2047 sq ft

**View:** Pool, Trees/Woods, Water

**ListOfficeName:** COLDWELL BANKER REALTY

**ListAOR:** mfrmls

---

## Location Details

**Township:** 34

**Elementary School:** James Tillman Elementary

**High School:** Palmetto High

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Lincoln Middle

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, L Dining, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Bamboo, Ceramic Tile, Concrete, Wood

**Patio And Porch Features:** Covered, Patio

**Spa Features:** In Ground

**Waterfront Features:** Marina in Community, Pond

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Lighting, Outdoor Grill, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Tennis Court(s)

**Security Features:** Fire Alarm, Fire Sprinkler System, Gated Community, Secured Garage/Parking, Security Gate, Security System, Security System Owned, Smoke Detector(s)

**Architectural Style:** Custom, Mediterranean

**Vegetation:** Mature Landscaping, Oak Trees, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air, Mini-Split Unit(s), Zoned

**Furnished:** Unfurnished

**Appliances:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Closet, Laundry Room

**Pool Features:** Deck, Gunite, In Ground

**Waterfront YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Ground Level, Guest

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit, Size Limit

**Roof:** Tile

**Window Features:** Blinds, Double Pane Windows, Shades, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**View:** Pool, Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central, Natural Gas

**Lot Features:** City Limits, Paved, Private

---

## Property Details

**Subdivision Name:** HAMMOCKS AT RIVIERA DUNES

**Levels:** Three Or More

**Foundation Details:** Slab

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

**Parcel Number:** 2581620329

**Direction Faces:** South

**Construction Materials:** Block, Stucco

**Property Condition:** Completed



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## Association Information

**Association YN:** Yes

**Association Fee:** 2367

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Other, Pest Control, Private Road, Recreational Facilities, Security

**Association Amenities:** Clubhouse, Fitness Center, Gated, Maintenance, Pool, Recreation Facilities, Security, Tennis Court(s), Wheelchair Access

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Park, Pool, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,624

**Tax Legal Description:** LOT 6 HAMMOCKS AT RIVIERA DUNES  
PB 44/20-23 PI#25816.2032/9

**Tax Lot:** 6

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## Green Building Info

**Green Indoor Air Quality:** Air Filters MERV 10+

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## Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	18x13	Second	13	18
Kitchen	15x12	Second	12	15
Dining Room	13x11	Second	11	13
Primary Bedroom	15x14	Third	14	15
Bedroom 2	15x13	Third	13	15
Bonus Room	24x24	First	24	24
Bathroom 3	14x13	Second		
Bathroom 2		Second		
Bathroom 1		First		

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Spa Features:** In Ground

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Park, Pool, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

**ExteriorFeatures:** Balcony, Lighting, Outdoor Grill, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air, Mini-Split Unit(s), Zoned

**Security Features:** Fire Alarm, Fire Sprinkler System, Gated Community, Secured Garage/Parking, Security Gate, Security System, Security System Owned, Smoke Detector(s)

**WindowFeatures:** Blinds, Double Pane Windows, Shades, Window Treatments

**PoolFeatures:** Deck, Gunite, In Ground

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, L Dining, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

---

## Building Details

**ArchitecturalStyle:** Custom, Mediterranean

**Heating:** Central, Natural Gas

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener, Ground Level, Guest

---

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation  
Equipment

**Showing Requirements:** Supra Lock Box, Call Before  
Showing, Call Listing Agent, ShowingTime



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