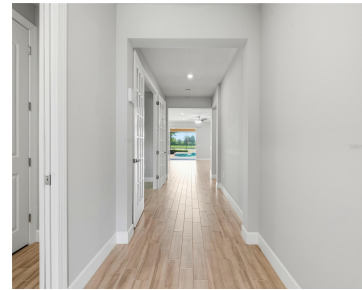


12322 BLUE HILL TRAIL BRADENTON FL 34211

<https://candiscarmichael.com>



\$825,000

One or more photo(s) has been virtually staged. Back on the Market- Buyer financing fell through. This stunning CREEKVIEW floor plan offers 3 bedrooms, all with en-suite bathrooms, a bonus room, and a 3-car garage with a 4-foot extension. Step inside to soaring 10-foot ceilings, smooth drywall finishes, and elegant porcelain plank tile flooring that [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2464 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRA4692659



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4692659>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2464 sq ft

Year built: 2018

SubdivisionName: MALLORY PARK PH I D & PH II A

GarageSpaces: 3

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 10202 sq ft

View: Water

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Location Details

Township: 35S

Road Surface Type: Asphalt

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

High School: Lakewood Ranch High

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), High Ceilings, In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile

Patio And Porch Features: Covered, Screened

Pool Features: Auto Cleaner, Child Safety Fence, Heated, In Ground, Salt Water, Screen Enclosure

Spa Features: Heated

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Lighting, Outdoor Kitchen, Sliding Doors

Security Features: Gated Community, Security System

Architectural Style: Coastal, Florida

Vegetation: Mature Landscaping

Water Source: Private

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Refrigerator, Washer, Water Filtration System, Water Softener

Laundry Features: Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Parking Features: Oversized

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Tile

Window Features: Rods, Shades, Storm Window(s)

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: Landscaped, Sidewalk

Property Details

Subdivision Name: MALLORY PARK PH I D & PH II A

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 590012609

Direction Faces: Northwest

Construction Materials: Block

Property Condition: Completed

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee: 1292.94

Association Fee Frequency:
Quarterly

Association Fee Includes: Common Area Taxes, Pool, Maintenance Grounds, Management, Recreational Facilities

Association Amenities:
Basketball Court, Clubhouse, Fitness Center, Pickleball Court(s), Pool, Recreation Facilities

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$8,127

Tax Other Annual Assessment Amount: 1873

Tax Legal Description: LOT 189, MALLORY PARK PH I SUBPH D & PH II SUBPH A. PI#5900.1260/9

Tax Lot: 189

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Living Room	24x18	First	18	24
Kitchen	16x13	First	13	16
Dining Room	10x10	First	10	10
Office	9.2x7.4	First	7.4	9.2
Primary Bedroom	16.6x14.8	First	14.8	16.6
Bedroom 2	13.11x11.6	First	11.6	13.11
Bedroom 3	13.11x13.7	First	13.7	13.11
Bonus Room	13.11x11.5	First	11.5	13.11

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks

ExteriorFeatures: Lighting, Outdoor Kitchen, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Refrigerator, Washer, Water Filtration System, Water Softener

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Security System

WindowFeatures: Rods, Shades, Storm Window(s)

PoolFeatures: Auto Cleaner, Child Safety Fence, Heated, In Ground, Salt Water, Screen Enclosure

Features: Built-in Features, Ceiling Fans(s), High Ceilings, In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Coastal, Florida

Heating: Central

Roof: Tile

NewConstructionYN: No

Exterior material: Block

Parking: Oversized

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, Go Direct, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE