

12514 HOLLYBROOK LANE HUDSON FL 34669

https://candiscarmichael.com



Enjoy easy Florida living in this beautifully maintained 2 bedroom, 2 bath villa located in the heart of Hudson. Offering comfort, convenience, and recent upgrades, this charming home is perfect for year-round living, a seasonal retreat, or an investment opportunity along Florida’s Gulf Coast. Inside, you’ll find a functional and inviting layout featuring a well-equipped [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 986 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8509826



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 986 sq ft

Year built: 1999

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 2640 sq ft

SubdivisionName: SHADOW RUN

GarageSpaces: 1

Location Details

Township: 25S

Road Surface Type: Paved

Property Features

Interior Features: Ceiling Fans(s), Eat-in Kitchen, Walk-In Closet(s)

Flooring: Ceramic Tile, Laminate

Patio And Porch Features: Deck, Patio, Porch, Rear Porch, Screened

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK, Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Laundry Features: In Garage

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Lighting, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Sewer: Public Sewer

Heating: Central

Lot Features: In County, Sidewalk, Paved



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THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: SHADOW RUN

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 04-25-17-006A-00000-0600

Direction Faces: West

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse,
Fence Restrictions, Pool, Tennis Court(s)

Association Fee: 155

Association Fee Includes: Pool, Maintenance
Structure, Maintenance Grounds, Pest Control, Trash

Community Features: Clubhouse, Deed
Restrictions, Golf Carts OK, Pool

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$3,192

Tax Legal Description: SHADOW RUN UNIT 2 PB 24 PGS 33-35
LOT 60

Tax Lot: 60

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	11x17	First	17	11
Kitchen	7x12	First	12	7
Primary Bedroom	10x13	First	13	10
Primary Bathroom	6x3	First	3	6
Bedroom 2	10x14	First	14	10
Bathroom 2	7x4	First	4	7
Dining Room	6x7	First	7	6

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Deed Restrictions, Golf Carts OK, Pool

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Amenities: Dishwasher, Dryer, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Walk-In Closet(s)

Building Details



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NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, See Remarks,
ShowingTime



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