

12605 RIVER MILL DRIVE HUDSON FL 34667

https://candiscarmichael.com



Welcome to this beautifully remodeled 3-bedroom, 2-bath waterfront pool home, where modern updates, generous living space, and peaceful water views come together in one impressive package. Thoughtfully renovated, this move-in-ready home features fresh interior and exterior paint, new flooring, new appliances, updated electrical fixtures, a newer roof, and a newer A/C system that was recently [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1825 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8532372



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8532372>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1825 sq ft

Year built: 1977

SubdivisionName: BEACON WOODS VILLAGE

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 12260 sq ft

View: Water

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Location Details

Township: 25S

Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road **Elementary School:** Gulf Highland Elementary

Middle Or Junior School: Hudson Middle-PO **High School:** Fivay High-PO

Property Features



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Interior Features: Ceiling Fans(s), Chair Rail, Crown Molding, L Dining, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Laminate

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

Pool Features: Gunite, In Ground, Pool Sweep, Screen Enclosure

Waterfront Features: Lake Front

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Window Features: Blinds, Double Pane Windows, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Underground Utilities

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Conservation Area, Flood Insurance Required, FloodZone, In County, Street Dead-End, Paved

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

Laundry Features: In Garage

Pool Private YN: Yes

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Traditional

Vegetation: Mature Landscaping, Oak Trees

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: BEACON WOODS VILLAGE

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 16-25-02-051L-00001-291C

Direction Faces: Northeast

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities: Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s), Vehicle Restrictions

Association Fee: 90

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

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

Fees&Taxes

Tax Year: 2025

Tax Legal Description: BEACON WOODS VILLAGE 5-C PB 11 PG 130 & BEACON WOODS VILLAGE 5-D PB 14 PG 16 A PORTION OF LOTS 1290 & 1291-C BEACON WOODS VILLAGE 5-C & A PORTION OF LOTS 1290-A & 1291-G BEACON WOODS VILLAGE 5-D DESC AS COM AT MOST ELY COR OF LOT 1291-A OF BEACON WOODS VLG 5-C TH ALG SWLY R/W LN OF RIVER MILL DR N44DEG39'28"W 167.00 FT FOR POB TH S45DEG20'32"W 100.00 FT TO SWLY BDY LN OF LOT 1291-C TH S25DEG25'00"W 85.09 FT TO SWLY BDY LN OF LOT 1291-G TH N44DEG39'28"W 37.00 FT TO MOST SLY COR OF SAID LOT 1290-A TH N04DEG33'52"E 105.65 FT TO NELY BDY LN OF LOT 1290-A TH N45DEG20'32"E 100.00 FT TO SWLY R/W LN OF RIVER MILL DR TH S44DEG39'28"E 77.00 FT TO POB SELY 6 FT SUBJ TO ESMT FOR DRAINAGE OR 8532 PG 2612 OR 8541 PG 1616

Tax Annual Amount:
\$3,990

Tax Lot:
1291

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x18	First	18	14
Family Room	11x19	First	19	11
Kitchen	9x16	First	16	9
Primary Bedroom	13x19	First	19	13
Bedroom 2	10x15	First	15	10
Bedroom 3	11x14	First	14	11
Bonus Room	5x10	First	10	5
Foyer	7x7	First	7	7
Primary Bathroom	5x10	First	10	5
Bathroom 2	5x10	First	10	5

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

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

ExteriorFeatures: Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Underground Utilities

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Double Pane Windows, Window Treatments

PoolFeatures: Gunite, In Ground, Pool Sweep, Screen Enclosure

Features: Ceiling Fans(s), Chair Rail, Crown Molding, L Dining, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Traditional

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Go Direct, Lockbox, ShowingTime



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