

1311 RIVERBEND DRIVE LABELLE FL 33935

<https://candiscarmichael.com>



MOVE TO LABELLE and Experience unparalleled luxury and modern convenience in this exquisite 2022 Riverfront custom-built 3-bedroom, 3-bathroom. Designed with meticulous attention to detail and boasting top-of-the-line upgrades, this property is the epitome of refined living. Enjoy the serene river views and easy water access with a brand new 10,000lb boat lift and dock, perfect [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2693 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6291843



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6291843>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2693 sq ft

Year built: 2022

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 32234 sq ft

SubdivisionName: RIVERBEND ESTATES SUB

GarageSpaces: 3

Location Details

Township: 43

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)

Flooring: Ceramic Tile

Pool Private YN: Yes

Fireplace Features: Electric

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Outdoor Shower, Sliding Doors

Utilities: Electricity Connected, Water Connected

Sewer: Private Sewer

Heating: Central

Appliances: Convection Oven, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator

Laundry Features: In Garage

Pool Features: Heated, In Ground, Screen Enclosure

Parking Features: Garage Door Opener, Oversized

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Water Source: Private

Cooling: Central Air

Property Details

Subdivision Name: RIVERBEND ESTATES SUB

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 1-29-43-03-010-0000.0130

Direction Faces: North

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 330

Association Fee Includes: Pool, Maintenance Structure, Other, Private Road, Sewer, Water

Community Features: Clubhouse, Gated Community - No Guard, Golf Carts OK, Pool, Tennis Court(s)



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Fees&Taxes

Tax Year: 2024

Tax Annual Amount:
\$13,791

Tax Legal Description: RIVERBEND ESTATES S/D LOT 13 + BEG SW COR OF RIVERBEND EST S/D LOT 13 AS POB-N 80 DEG 54M 36S E ALG S/L SAID S/D SAID S/L BEING NEW N R/W LINE OF CAN C-43 101.33 FT-S 00 DEG 10M 41S W 65.86 FT TO EXISTING R/W LINE OF SAID CAN C-43 -S 80 DEG 54M 36S W ALG SAID EXISTING R/W 101.33 FT-N 80 DEG 10M 41S E 65.86 FT TO POB

Tax Lot: 13

Rooms

Room type	Level
Kitchen	First
Primary Bedroom	First
Great Room	First
Bedroom 2	First
Bedroom 3	First
Office	First

Amenities & Features



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Waterfront available: No

GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

PoolPrivateYN: Yes

Cooling: Central Air

CommunityFeatures: Clubhouse, Gated Community
- No Guard, Golf Carts OK, Pool, Tennis Court(s)

ExteriorFeatures: Outdoor Shower,
Sliding Doors

PoolFeatures: Heated, In Ground, Screen Enclosure

Utilities: Electricity Connected, Water
Connected

Features: Ceiling Fans(s), Crown Molding, Eat-in
Kitchen, Electric, High Ceilings, Open Floorplan,
Primary Bedroom Main Floor, Walk-In Closet(s)

Amenities: Convection Oven,
Dishwasher, Disposal, Dryer,
Microwave, Range, Refrigerator

Building Details

NewConstructionYN: No

Heating: Central

Exterior material: Block

Roof: Tile

Parking: Garage Door Opener, Oversized

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Appointment Only



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