

1473 ABERDEEN OAKS DRIVE DUNEDIN FL 34698

<https://candiscarmichael.com>



\$1,450,000

Located within the gated community of Aberdeen Oaks, and positioned at the end of the street, this impeccably maintained residence offers a rare balance of refined design, effortless indoor-outdoor living, and a setting that quietly elevates everyday life, clearly reflecting true pride of ownership throughout. From the moment you enter, soaring ceilings, a gracious open [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3123 sq ft



Courtesy of

Listing Office: REALTY ONE GROUP SUNSHINE

Status: Active

Office ID: MFR260032920

MLS ID: MFRTB8456393



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/TB8456393>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 3123 sq ft

Year built: 2019

ListOfficeName: REALTY ONE GROUP SUNSHINE

ListAOR: mfrmls

Date added: Added 3 days ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 14976 sq ft

SubdivisionName: ABERDEEN OAKS SUB

GarageSpaces: 3

Location Details

Township: 28

Road Responsibility: Private Maintained Road

Middle Or Junior School: Dunedin Highland
Middle-PN

Road Surface Type: Paved

Elementary School: Garrison-Jones
Elementary-PN

High School: Dunedin High-PN

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Luxury Vinyl, Tile

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

Spa Features: Heated, In Ground

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Hurricane Shutters, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Storage

Roof: Shingle

Architectural Style: Custom

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Corner Lot, Cul-De-Sac, City Limits, In County, Landscaped, Near Public Transit, Street Dead-End, Paved

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Other, Washer

Laundry Features: Inside, Laundry Room

Spa YN: Yes

Parking Features: Driveway, Guest, Off Street, Oversized

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Fenced

Security Features: Gated Community

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: ABERDEEN OAKS SUB

Levels: One

Builder Name: David Weekley Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 35-28-15-00020-000-0080

Direction Faces: West

Builder Model: Christelle

Construction Materials: Block, Stucco

Property Condition: Completed



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Association Information

Association YN: Yes

Association Fee: 1100

Association Fee Frequency:
Quarterly

Community Features: Deed Restrictions, Gated
Community - Guard, Golf Carts OK, Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$12,337

Tax Legal Description: ABERDEEN OAKS SUB LOT 8

Tax Lot: 0080

Green Building Info

Green Water Conservation: Drip Irrigation,
Irrigation-Reclaimed Water, Low-Flow Fixtures

Green Indoor Air Quality: HVAC Filter
MERV 8+, No/Low VOC Paint/Finish, Non
Toxic Pest Control, Ventilation

Green Energy Efficient: Thermostat

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	20x10	First	10	20
Great Room	18x18	First	18	18
Primary Bedroom	17x14	First	14	17
Bedroom 2	12x12	First	12	12
Bedroom 3	10x12	First	12	10
Bedroom 4	10x12	First	12	10
Den	19x10	First	10	19
Balcony/Porch/Lanai	19x9	First	9	19
Bonus Room	12x9	First	9	12
Dinette	12x17	First	17	12

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Spa Features: Heated, In Ground

CommunityFeatures: Deed Restrictions, Gated Community - Guard, Golf Carts OK, Street Lights

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Other, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community

ExteriorFeatures: Hurricane Shutters, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Storage

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Custom

NewConstructionYN: No

Heating: Central, Electric

Exterior material: Block, Stucco

Roof: Shingle

Parking: Driveway, Guest, Off-street, Oversized

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Other Structures: Shed(s)

Showing Requirements: Appointment Only, Gate Code Required, No Lockbox, Other, See Remarks, ShowingTime



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