

1553 RIVER DEE LANE DUNEDIN FL 34698

https://candiscarmichael.com



\$1,369,900

Located in Aberdeen Oaks, an intimate gated community of just 20 homes, this upgraded 2019 David Weekley Boulevard offers the rare combination of newer single-story living, an exceptionally functional floor plan and a premium cul-de-sac setting. Situated on one of the community’s original premium homesites, the home features 4 bedrooms, 3.5 baths, a 3-car garage [...]



- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3174 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8551249



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



Description

Virtual Tour: <https://iframe.videodelivery.net/c83002922871347f06d3fe984576c69d>

Basics

Bathrooms Full: 3

Date added: Added 13 minutes ago

Type: Residential

Bathrooms: 4 baths

Floors: 1 floor

Lot size, sq ft: 9662 sq ft

View: Trees/Woods

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 3174 sq ft

Year built: 2019

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: Asphalt, Paved

Elementary School: Garrison-Jones
Elementary-PN

High School: Dunedin High-PN

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Chair Rail, Coffered Ceiling(s), Crown Molding, Dry Bar, Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile, Wood

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

Fireplace Features: Electric, Living Room

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Hurricane Shutters, Permeable Paving, Private Yard, Rain Gutters, Shade Shutter(s), Sidewalk, Sprinkler Metered

Roof: Tile

Window Features: Shades, Shutters

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

View: Trees/Woods

Sewer: Public Sewer

Heating: Central

Lot Features: Cul-De-Sac, Landscaped, Sidewalk, Paved, Private

Appliances: Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer, Water Softener

Laundry Features: Gas Dryer Hookup, Inside, Laundry Room

Fireplace YN: Yes

Parking Features: Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Guest

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Number Limit, Yes

Fencing: Vinyl

Security Features: Gated Community, Security Gate, Smoke Detector(s)

Architectural Style: Mediterranean

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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Subdivision Name: ABERDEEN OAKS SUB
Levels: One
Builder Name: David Weekley
Foundation Details: Slab
Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 35-28-15-00020-000-0150
Direction Faces: North
Builder Model: Boulevard
Construction Materials: Block, Stucco
Property Condition: Completed

Association Information

Association YN: Yes

Association Fee: 1100

Association Fee Frequency: Quarterly

Association Fee Includes: Maintenance Grounds, Private Road, Security

Association Amenities: Fence Restrictions, Gated, Maintenance, Park, Vehicle Restrictions

Community Features: Community Mailbox, Deed Restrictions, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Park, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$11,040

Tax Legal Description: ABERDEEN OAKS SUB LOT 15

Tax Lot: 15

Green Building Info

Green Water Conservation: Drip Irrigation, Irrigation-Reclaimed Water

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

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	17x17	First	17	17
Living Room		First		
Dining Room	12x14	First	14	12
Office	16x12	First	12	16
Primary Bedroom	13x27	First	27	13
Bedroom 2	11x13	First	13	11
Bedroom 3	10x13	First	13	10
Bedroom 4	12x12	First	12	12
Bonus Room	11x15	First	15	11

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Security Gate, Smoke Detector(s)

WindowFeatures: Shades, Shutters

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

Amenities: Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer, Water Softener

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Community Mailbox, Deed Restrictions, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Park, Sidewalks, Street Lights

ExteriorFeatures: Hurricane Shutters, Permeable Paving, Private Yard, Rain Gutters, Shade Shutter(s), Sidewalk, Sprinkler Metered

Features: Built-in Features, Ceiling Fans(s), Chair Rail, Coffered Ceiling(s), Crown Molding, Dry Bar, Eat-in Kitchen, Electric, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Mediterranean **NewConstructionYN:** No

Heating: Central

Exterior material: Block, Stucco

Roof: Tile

Parking: Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Guest

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment, Permeable Paving, Private Yard, Generator

Showing Requirements: Gate Code Required, Lock Box Electronic-CBS Code Required, ShowingTime



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