# 1612 ELMWOOD DRIVE BRADENTON FL 34208

https://candiscarmichael.com










The election is over ... Time to move on with your life ... Sellers have a NEW PRICE and are ready to make a deal. The new season has started and what better location than River Isle. River Isle is a great active 55+ community with a $60/Mo HOA Fee and Golf membership is only [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1512 sq ft

## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Office ID:** MFR260000779

**Status:** Active

**MLS ID:** MFRTB8531477

### Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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## Description

**Virtual Tour:** https://www.propertypanorama.com/instaview/stellar/TB8531477

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms: 2** beds

**Half baths: 0** half baths

**Area, sq ft: 1512** sq ft

**Year built:** 1983

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 57 minutes ago

**Type:** Residential

**Bathrooms: 2** baths

**Floors: 1** floor

**Lot size, sq ft: 7719** sq ft

**SubdivisionName:** RIVER ISLES UNITS 3-C & 3-D REP

**GarageSpaces:** 2

## Location Details

**Township:** 34S

**Road Surface Type:** Asphalt

## Property Features


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**Interior Features:** Ceiling Fans(s), Open Floorplan

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Flooring:** Ceramic Tile

**Laundry Features:** In Garage

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Cats OK, Dogs OK

**Exterior Features:** Private Yard

**Roof:** Tile

**Utilities:** Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Electric

**Furnished:** Negotiable

## Property Details

**Subdivision Name:** RIVER ISLES UNITS 3-C & 3-D REP

**Parcel Number:** 1127203956

**Levels:** One

**Direction Faces:** South

**Foundation Details:** Slab

**Construction Materials:** Block

**Listing Terms:** Cash, Conventional, FHA, VA Loan

## Association Information

**Association YN:** Yes

**Association Fee:** 180

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Pool

**Association Amenities:** Clubhouse, Fitness Center, Golf Course, Shuffleboard Court

## Fees&Taxes


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**Tax Year:** 2025

**Tax Annual Amount:** $3,091

**Tax Legal Description:** LOT 275, RIVER ISLES UNITS 3C & 3D REPLAT, PB 20 P 179; LESS: BEG AT THE SE COR OF LOT 275, TH ALG THE SELY LN OF SD LOT 275, RUN S 62 DEG 43 MIN 50 SEC W, 102.46 FT TO SW COR OF SD LOT 275; TH RUNL N 58 DEG 41 MIN 57 SEC E, 65.94 FT; TH RUN N 69 DEG 55 MIN 58 SEC E, 36.98 FT TO POB (1056/76) PI#11272.0395/6

**Tax Lot:** 275

## Rooms

| Room type | Dimensions | Level | Length | Width |
|---|---|---|---|---|
| Kitchen | 9x9 | First | 9 | 9 |
| Bedroom 2 | 11x11 | First | 11 | 11 |
| Living Room | 18.75x12 | First | 12 | 18.75 |
| Dining Room | 9.75x8.3 | First | 8.3 | 9.75 |
| Primary Bedroom | 14x13.25 | First | 13.25 | 14 |
| Den | 19.5x12 | First | 12 | 19.5 |

## Amenities & Features


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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Private Yard

**Features:** Ceiling Fans(s), Open Floorplan

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Electric

**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment, Private Yard

**Occupant Type:** Owner

**Showing Requirements:** Combination Lock Box, ShowingTime


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