

# 1696 NASH COURT DUNEDIN FL 34698

<https://candiscarmichael.com>



\$325,000



Stunning VILLA located in highly desirable Braemoor Village in charming Dunedin! Nestled in one of Florida's oldest Gulf Coast towns, Dunedin offers a unique blend of natural beauty, rich history, and an active coastal lifestyle with a wooded subtropical setting, nearly 4 miles of picturesque waterfront, and activities for all ages and interests. This beautifully [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1193 sq ft



## Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRTB8505427



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8505427>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1193 sq ft

**Year built:** 1988

**ListOfficeName:** COASTAL PROPERTIES GROUP  
INTERNATIONAL

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 1882 sq ft

**SubdivisionName:** BRAEMOOR LAKE VILLAS

**GarageSpaces:** 1

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## Location Details

**Township:** 28

**Elementary School:** Garrison-Jones Elementary-PN

**High School:** Dunedin High-PN

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Palm Harbor  
Middle-PN

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## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Luxury Vinyl

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

**Garage YN:** Yes

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

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Connected, Public, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Inside, Laundry Closet

**Parking Features:** Driveway, Garage Door Opener, Guest

**Garage Spaces:** 1

**Exterior Features:** Lighting, Sidewalk, Sliding Doors, Storage

**Window Features:** Blinds

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Cleared, Cul-De-Sac, City Limits, Landscaped, Near Golf Course, Near Public Transit, Street Dead-End

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## Property Details

**Subdivision Name:** BRAEMOOR LAKE VILLAS

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 24-28-15-10751-000-2222

**Direction Faces:** North

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Maintenance, Pool, Shuffleboard Court

**Association Fee:** 450

**Association Fee Includes:** Maintenance Structure, Maintenance Grounds, Maintenance

**Community Features:** Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Pool



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$4,542

**Tax Legal Description:** BRAEMOOR LAKE VILLAS PARTIAL  
REPLAT UNIT 2222

**Tax Lot:** 2222

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	13x12	First	12	13
Living Room	13x12	First	12	13
Primary Bedroom		First		
Bedroom 2		First		

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Pool

**ExteriorFeatures:** Lighting, Sidewalk, Sliding Doors, Storage

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** Cable Available, Electricity Connected, Public, Water Connected

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



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway, Garage Door Opener, Guest

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Vacant



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