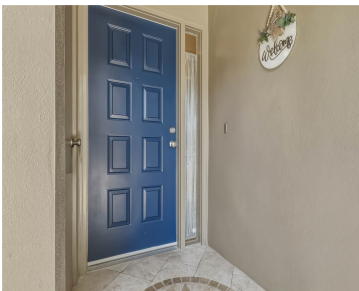


1696 NASH COURT DUNEDIN FL 34698

https://candiscarmichael.com



\$300,000



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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Email: RealtorCandis@gmail.com



Description

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

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 8 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 1882 sq ft

SubdivisionName: BRAEMOOR LAKE VILLAS

GarageSpaces: 1

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

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, 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

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

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



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

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

ExteriorFeatures: Lighting, Sidewalk, 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

Building Details

NewConstructionYN: No

Exterior material: Block

Parking: Driveway, Garage Door Opener, Guest

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Vacant



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