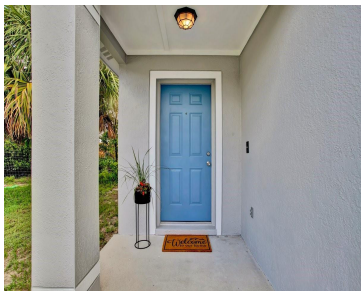


1706 ERIN BROOKE DRIVE VALRICO FL 33594

https://candiscarmichael.com



Welcome to your charming new home on a peaceful cul-de-sac in the Brentwood Hills Community. This meticulously maintained 3 bedroom 2 bath 2 car garage residence sits on a 5661 square foot lot with a large back yard, freshly painted exterior and newer roof that was replaced in 2020. For peace of mind, the roof [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1410 sq ft



Courtesy of

**Listing Office:** COMPASS FLORIDA LLC

**Status:** Active

**Office ID:** MFR249532121

**MLS ID:** MFRTB8400892



Call us now

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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8400892>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1410 sq ft

**Year built:** 1996

**ListOfficeName:** COMPASS FLORIDA LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5661 sq ft

**SubdivisionName:** BRENTWOOD HILLS TR A UNIT 2

**GarageSpaces:** 2

---

## Location Details

**Township:** 29

**Elementary School:** Brooker-HB

**High School:** Brandon-HB

**Road Surface Type:** Paved

**Middle Or Junior School:** Burns-HB

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor

**Flooring:** Carpet, Ceramic Tile, Laminate

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Mailbox, Sidewalk, Sliding Doors

**Utilities:** Electricity Connected

**Sewer:** Public Sewer

**Heating:** Electric

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

**Laundry Features:** In Garage

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

---

## Property Details

**Subdivision Name:** BRENTWOOD HILLS TR A UNIT 2

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-25-29-20-2FU-000001-00013.0

**Direction Faces:** South

**Construction Materials:** Block

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 210

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** BRENTWOOD HILLS TRACT A UNIT 2 PHASE 1 LOT 13 BLOCK 1

**Tax Annual Amount:** \$4,461

**Tax Lot:** 13



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# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	19x18	First	18	19
Primary Bedroom	12.5x15	First	15	12.5
Bedroom 1	9x12	First	12	9
Bedroom 2	10x11.5	First	11.5	10
Kitchen	13x10	First	10	13

# Amenities & Features

**Waterfront available:** No  
**AttachedGarageYN:** Yes  
**PoolPrivateYN:** No  
**ExteriorFeatures:** Private Mailbox, Sidewalk, Sliding Doors  
**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor

**GarageYN:** Yes  
**FireplaceYN:** No  
**Cooling:** Central Air  
**Utilities:** Electricity Connected  
**Amenities:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

# Building Details

**NewConstructionYN:** No  
**Exterior material:** Block  
**Heating:** Electric  
**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

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



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