

1712 ERIN BROOKE DRIVE VALRICO FL 33594

<https://candiscarmichael.com>



WELCOME to this beautifully designed home nestled in the quiet and neat community of Brentwood Hills. Where just around the corner Amenities include a non-heated pool with Jacuzzi jets, three covered open pavilions a grill area, restrooms with lockers and showers, pickleball/tennis courts, basketball court, horseshoe pit, bocce ball, playground equipment for all ages with [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1433 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8476481



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8476481>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1433 sq ft

Year built: 1996

ListOfficeName: CHARLES RUTENBERG REALTY
INC

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

Road Responsibility: Public Maintained Road

Road Surface Type: Paved

Property Features



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Interior Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Chair Rail, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Ceramic Tile, Luxury Vinyl

Patio And Porch Features: Enclosed, Front Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Permeable Paving, Private Mailbox, Private Yard, Sidewalk, Sliding Doors

Roof: Shingle

Architectural Style: Custom

Water Source: Public

Cooling: Central Air

Furnished: Turnkey

Appliances: Convection Oven, Cooktop, Dishwasher, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Parking Features: Driveway, Garage Door Opener, Parking Pad

Attached Garage YN: Yes

Pets Allowed: No

Fencing: Wood

Security Features: Security Fencing/Lighting/Alarms, Security Lights, Security System Owned, Smoke Detector(s), Touchless Entry

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Available, Water Connected

Sewer: Public Sewer

Heating: Heat Pump

Lot Features: City Limits, In County, Level, Street Dead-End, Paved

Property Details

Subdivision Name: BRENTWOOD HILLS TR A UNIT 2

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA

Parcel Number: U-25-29-20-2FU-000001-00016.0

Direction Faces: South

Construction Materials: Concrete, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee: 165

Association Fee Frequency: Quarterly

Association Fee Includes: Pool

Association Amenities: Basketball Court, Park, Pickleball Court(s), Playground, Pool, Racquetball, Recreation Facilities, Spa/Hot Tub, Tennis Court(s)

Community Features: Association Recreation - Owned, Deed Restrictions, Dog Park, Park, Playground, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$2,781

Tax Legal Description: BRENTWOOD HILLS TRACT A UNIT 2
PHASE 1 LOT 16 BLOCK 1

Tax Lot: 16

Green Building Info

Green Indoor Air Quality: HVAC Filter MERV 8+

Green Energy Generation:
Solar

Green Energy Efficient: Appliances, HVAC, Insulation, Thermostat

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	20x20	First	20	20
Kitchen	20x10	First	10	20
Great Room	30x30	First	30	30



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security Fencing/Lighting/Alarms, Security Lights, Security System Owned, Smoke Detector(s), Touchless Entry

ExteriorFeatures: Permeable Paving, Private Mailbox, Private Yard, Sidewalk, Sliding Doors

Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Chair Rail, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Deed Restrictions, Dog Park, Park, Playground, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Available, Water Connected

Amenities: Convection Oven, Cooktop, Dishwasher, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator

Building Details

ArchitecturalStyle: Custom

Heating: Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Concrete, Stucco

Parking: Driveway, Garage Door Opener, Parking Pad

Miscellaneous

Ownership: Fee Simple

Other Equipment: Permeable Paving, Private Yard

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, Appointment Only



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