

# 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](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc  
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 3 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



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**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



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**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



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## 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



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE