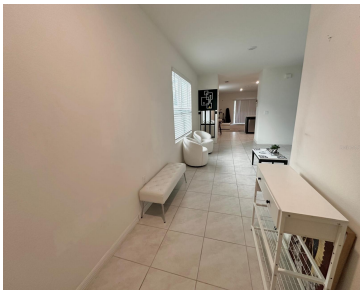
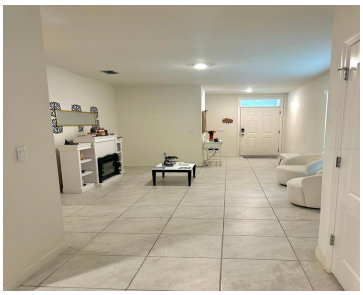
1716 BENT BRANCH AVENUE DELAND FL 32720

https://candiscarmichael.com









Welcome to this beautifully maintained 3-bedroom, 2-bathroom home in the desirable Pelham Park community of DeLand! Built in 2022, this inviting single-story residence offers 1,516 square feet of heated living space, a functional open floor plan, and the perfect blend of comfort and modern living. The spacious living and dining areas flow seamlessly into the [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1516 sq ft

Courtesy of

Listing Office: LPT REALTY, LLC

Office ID: MFR261016803

Status: Active

MLS ID: MFRS5159421

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/S5159421

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 4599 sq ft

SubdivisionName: PELHAM PARK PH 1 & 2

GarageSpaces: 2

Date added: Added 32 seconds ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1516 sq ft

Year built: 2022

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 17

Road Surface Type: Paved

Property Features

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Interior Features: Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s)

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Flooring: Carpet, Ceramic Tile

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Sidewalk

Roof: Shingle

Utilities: Cable Available, Electricity Available, Phone Available

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Electric

Furnished: Unfurnished

Property Details

Subdivision Name: PELHAM PARK PH 1 & 2

Parcel Number: 7913-07-00-0650

Levels: One

Direction Faces: North

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 55

Association Fee Frequency: Monthly

Community Features: Deed Restrictions, Park, Playground, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $5,132

Tax Legal Description: 13-17-29 LOT 65 PELHAM PARK PHASES 1 AND 2 MB 62 PGS 156-161 PER OR 8122 PG 2451 PER OR 8360 PG 2657

Tax Lot: 65

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Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x16	First	16	14
Dining Room	11x15	First	15	11
Kitchen	17x10	First	10	17
Primary Bedroom	14x15	First	15	14
Bedroom 2	11x10	First	10	11
Bedroom 3	11x10	First	10	11

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Park, Playground, Sidewalks, Street Lights

Utilities: Cable Available, Electricity Available, Phone Available

Amenities: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk

Features: Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s)

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Building Details

NewConstructionYN: No

Heating: Central, Electric

Exterior material: Block, Stucco

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: 24 Hour Notice, Appointment Only

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