

174 BRAEMAR AVENUE VENICE FL 34293

https://candiscarmichael.com



Welcome to Florida living in the desirable Plantation Golf & Country Club community! Priced at \$339,900, this inviting 3-bedroom, 2-bath home offers approximately 1,597 square feet of living space in the gated enclave of Wexford on the Green. From the welcoming double entry doors to the high ceilings and open living areas, the home offers [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1597 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8559355



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8559355>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 5876 sq ft

SubdivisionName: WEXFORD ON THE GREEN

GarageSpaces: 2

Date added: Added 14 minutes ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1597 sq ft

Year built: 2001

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 39

Road Surface Type: Asphalt

Elementary School: Taylor Ranch Elementary **Middle Or Junior School:** Venice Area Middle

High School: Venice Senior High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Solid Surface Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Laminate, Tile

Patio And Porch Features: Enclosed, Other, Patio, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Rain Gutters, Sidewalk

Security Features: Smoke Detector(s)

Architectural Style: Florida

Vegetation: Mature Landscaping

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: In County, Level, Sidewalk, Paved

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Number Limit, Yes

Roof: Tile

Window Features: Shades, Shutters, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Phone Available, Public, Sprinkler Recycled

Water Source: Canal/Lake For Irrigation

Cooling: Central Air

Furnished: Partially

Property Details

Subdivision Name: WEXFORD ON THE GREEN

Levels: One

Direction Faces: North

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 0444130025

Property Attached YN: Yes

Builder Name: Meeks Building Group, LLC

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee
Frequency: Quarterly

Association Amenities:
Cable TV, Gated, Park,
Playground, Vehicle
Restrictions

Association Fee: 790

Association Fee Includes: Cable TV, Pool, Escrow Reserves
Fund, Insurance, Maintenance Grounds, Management, Pest
Control, Recreational Facilities, Security, Trash

Community Features: Deed Restrictions, Fitness Center, Golf,
Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking,
Park, Playground, Pool, Racquetball, Sidewalks, Tennis Court(s),
Street Lights

Fees&Taxes

Tax Year: 2025

Tax Legal Description: LOT 82 WEXFORD ON THE GREEN
PHASE 3

Tax Annual Amount: \$2,691

Tax Lot: 82

Rooms



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Room type	Dimensions	Length	Width
Living Room	21x15	15	21
Dining Room	10x7	7	10
Kitchen	10x21	21	10
Primary Bedroom	14x13	13	14
Bedroom 2	11x11	11	11
Bedroom 3	11x11	11	11
Florida Room	8x17	17	8
Laundry	5x5	5	5
Balcony/Porch/Lanai	25x9	9	25

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

WindowFeatures: Shades, Shutters, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Phone Available, Public, Sprinkler Recycled

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Deed Restrictions, Fitness Center, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Park, Playground, Pool, Racquetball, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Hurricane Shutters, Rain Gutters, Sidewalk

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Solid Surface Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Tile

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box, ShowingTime



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