

17735 GULF BOULEVARD REDINGTON SHORES FL 33708

https://candiscarmichael.com



REDINGTON SHORES YACHT & TENNIS CLUB — FULLY FURNISHED COASTAL 3BR/3BA WATERFRONT CONDO IN A PRIVATE, RESORT-STYLE GATED COMMUNITY JUST STEPS FROM THE GULF COAST. Welcome to Unit 304 at Las Brisas, located in one of the most sought-after waterfront enclaves on Florida’s Gulf Coast. Boasting a thoughtfully designed layout of nearly 2,000 square feet [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 1995 sq ft



Courtesy of

Listing Office: COASTAL PROPERTIES GROUP INTERNATIONAL
Status: Active

Office ID: MFR260031031
MLS ID: MFRTB8381919



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8381919>

Basics

Unit Number: 304

Date added: Added 2 months ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 47803 sq ft

UnitNumber: 304

SubdivisionName: LAS BRISAS CONDO

ListAOR: mfrmls

Bathrooms Full: 3

Category: Condominium

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1995 sq ft

Year built: 2007

View: Pool, Tennis Court, Water

ListOfficeName: COASTAL PROPERTIES GROUP
INTERNATIONAL

Location Details

Township: 30

Road Surface Type: Paved

Elementary School: Bauder Elementary-PN

Middle Or Junior School: Seminole Middle-PN

High School: Seminole High-PN

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Coffered Ceiling(s), Dry Bar, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Rear Porch

Pool Features: Gunite, Heated, In Ground, Lighting, Tile

Spa Features: Heated, In Ground

Waterfront Features: Bay/Harbor, Intracoastal Waterway

Pets Allowed: Number Limit, Size Limit, Yes

Fencing: Fenced, Masonry, Stone

Security Features: Fire Alarm, Fire Sprinkler System, Gated Community, Key Card Entry, Security Fencing/Lighting/Alarms, Secured Garage/Parking, Security Gate, Security Lights, Smoke Detector(s)

Architectural Style: Coastal, Elevated, Mediterranean

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air, Humidity Control

Furnished: Turnkey

Appliances: Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Waterfront YN: Yes

Parking Features: Assigned, Covered, Golf Cart Parking, Guest, Open, Reserved, Basement

Exterior Features: Balcony, Dog Run, Lighting, Outdoor Grill, Private Mailbox, Sidewalk, Sliding Doors, Tennis Court(s)

Roof: Other

Window Features: Blinds, Drapes, Rods, Window Treatments

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

View: Pool, Tennis Court, Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: FloodZone, City Limits, Landscaped, Level, Near Golf Course, Near Marina, Near Public Transit, Private, Sidewalk, Paved

Property Details



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Subdivision Name: LAS BRISAS CONDO

Levels: One

Foundation Details: Block, Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 32-30-15-50294-000-3040

Direction Faces: Southeast

Construction Materials: Block, Stucco

Association Information

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Recreational Facilities, Security, Sewer, Trash, Water

Association Amenities: Cable TV, Clubhouse, Elevator(s), Fitness Center, Gated, Lobby Key Required, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Security, Spa/Hot Tub, Tennis Court(s)

Community Features: Association Recreation - Owned, Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$11,668

Tax Legal Description: LAS BRISAS CONDO UNIT 304 (MAP SE31-30-15)

Tax Lot: 2040

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Balcony/Porch/Lanai	30x8	First	8	30
Primary Bedroom	16x14	First	14	16
Primary Bathroom	18x12	First	12	18
Great Room	20x14	First	14	20
Kitchen	17x10	First	10	17
Bedroom 2	13x13	First	13	13
Bedroom 3	12x12	First	12	12

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: Yes

AttachedGarageYN: No

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Association Recreation - Owned, Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

ExteriorFeatures: Balcony, Dog Run, Lighting, Outdoor Grill, Private Mailbox, Sidewalk, Sliding Doors, Tennis Court(s)

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

Amenities: Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator

GarageYN: No

FireplaceYN: No

Cooling: Central Air, Humidity Control

Security Features: Fire Alarm, Fire Sprinkler System, Gated Community, Key Card Entry, Security Fencing/Lighting/Alarms, Secured Garage/Parking, Security Gate, Security Lights, Smoke Detector(s)

WindowFeatures: Blinds, Drapes, Rods, Window Treatments

PoolFeatures: Gunite, Heated, In Ground, Lighting, Tile

Features: Ceiling Fans(s), Coffered Ceiling(s), Dry Bar, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Coastal, Elevated, Mediterranean

Heating: Central, Electric

Roof: Other

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Assigned, Basement, Covered, Golf Cart Parking, Guest, Open, Reserved

Miscellaneous



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Ownership: Condominium

Other Equipment: Irrigation Equipment, Dehumidifier

Occupant Type: Vacant

Other Structures:

Kennel/Dog Run, Other, Tennis Court(s)

Showing Requirements: Appointment Only, Call Listing Agent, Gate Code Required, Lock Box Electronic-CBS Code Required, See Remarks



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE