

1864 BRAE MOOR DRIVE DUNEDIN FL 34698

https://candiscarmichael.com



Welcome to your slice of Dunedin paradise! This beautifully updated 3-bedroom, 2-bath pool home perfectly blends Florida charm with modern comfort—nestled in one of Dunedin’s most desirable golf cart-friendly neighborhoods. Step inside to find 1,832 sq ft of bright, open living space with a split-bedroom layout for privacy. The primary suite opens directly to the [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1832 sq ft



Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRTB8409654



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



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## Description

**Virtual Tour:** <https://hdmphotography.hd.pics/1864-BraeMoor-Dr/idx>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 10119 sq ft

**View:** Pool

**ListOfficeName:** COASTAL PROPERTIES GROUP  
INTERNATIONAL

**ListAOR:** mfrmls

**Date added:** Added 1 month ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1832 sq ft

**Year built:** 1980

**SubdivisionName:** BRAE-MOOR SOUTH

**GarageSpaces:** 2

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## Location Details

**Township:** 28

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Palm Harbor Middle-  
PN

**Road Surface Type:** Asphalt

**Elementary School:** Garrison-Jones  
Elementary-PN

**High School:** Dunedin High-PN

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## Property Features



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**Interior Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Wood

**Patio And Porch Features:** Covered, Rear Porch

**Pool Features:** Gunite, In Ground, Lighting, Pool Sweep, Salt Water

**Fireplace Features:** Family Room, Masonry, Stone, Wood Burning

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Mailbox, Rain Barrel/Cistern(s), Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Shingle

**Architectural Style:** Ranch

**Vegetation:** Bamboo, Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air, Humidity Control

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Curb Parking, Driveway, Garage Door Opener, Off Street, On Street, Parking Pad

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Number Limit

**Fencing:** Board, Fenced, Wood

**Window Features:** ENERGY STAR Qualified Windows, Storm Window(s)

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

**View:** Pool

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** City Limits, Landscaped, Level, Private, Sidewalk, Paved

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## Property Details

**Subdivision Name:** BRAE-MOOR SOUTH

**Levels:** One

**Foundation Details:** Block, Concrete Perimeter

**Listing Terms:** Cash, Conventional

**Parcel Number:** 23-28-15-10742-000-0950

**Direction Faces:** East

**Construction Materials:** Block

**Property Condition:** Completed



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# Association Information

**Association YN:** Yes

**Association Fee:** 50

**Association Fee Frequency:** Annually

**Community Features:** Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water, Sidewalks, Street Lights

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# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,529

**Tax Legal Description:** BRAE-MOOR SOUTH LOT 95

**Tax Lot:** 95

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# Green Building Info

**Green Indoor Air Quality:** Moisture Control, No/Low VOC Paint/Finish

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# Rooms



Room type	Dimensions	Level	Length	Width
Living Room	17x13	First	13	17
Dining Room	10x11	First	11	10
Kitchen	10x11	First	11	10
Family Room	24x16	First	16	24
Primary Bedroom	12x15	First	15	12
Primary Bathroom	5x10	First	10	5
Bedroom 2	11x13	First	13	11
Bedroom 3	10x15	First	15	10
Bathroom 2	7x8	First	8	7
Laundry	6x6	First	6	6

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water, Sidewalks, Street Lights

**ExteriorFeatures:** Lighting, Private Mailbox, Rain Barrel/Cistern(s), Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air, Humidity Control

**WindowFeatures:** ENERGY STAR Qualified Windows, Storm Window(s)

**PoolFeatures:** Gunite, In Ground, Lighting, Pool Sweep, Salt Water

**Features:** Ceiling Fans(s), Family Room, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Masonry, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone, Thermostat, Walk-In Closet(s), Wood Burning

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## Building Details

**ArchitecturalStyle:** Ranch **NewConstructionYN:** No

**Heating:** Central, Electric **Exterior material:** Block

**Roof:** Shingle **Parking:** Curb Parking, Driveway, Garage Door Opener, Off-street, On-street, Parking Pad

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Supra Lock Box, Lock Box Electronic, See Remarks, ShowingTime



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