

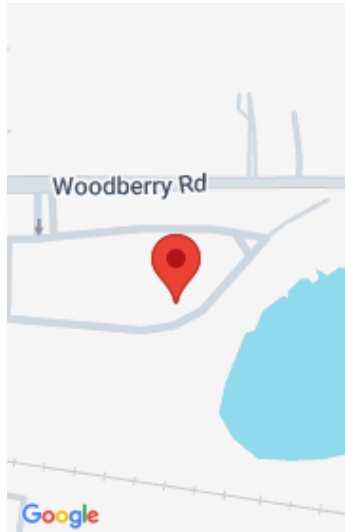
# 2455 LAKE WOODBERRY CIRCLE BRANDON FL 33510

<https://candiscarmichael.com>



Check out this 2-bedroom, 2.5-bath townhome located in the desirable gated community of Regency Key Townhomes in Brandon. This home offers the perfect blend of convenience and comfort, starting with ample parking right in front of the unit. As you step inside, you're greeted by the warm wood laminate flooring in the entrance and NEW [...]

- 2 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1184 sq ft



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



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## Courtesy of

**Listing Office:** KELLER WILLIAMS REALTY- PALM H

**Status:** Active

**Office ID:** MFR260010721

**MLS ID:** MFRU8249693

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## Description

**Virtual Tour:** <https://youtu.be/sUzp1glbbLM>

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## Basics

**Unit Number:** 2455

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1184 sq ft

**Year built:** 2001

**SubdivisionName:** REGENCY KEY TWNHMS

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 744 sq ft

**UnitNumber:** 2455

**ListOfficeName:** KELLER WILLIAMS REALTY- PALM H

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## Location Details

**Township:** 29

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** McLane-HB

**Road Surface Type:** Asphalt

**Elementary School:** Schmidt-HB

**High School:** Brandon-HB

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Thermostat, Vaulted Ceiling(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Laminate

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

**Exterior Features:** Irrigation System, Lighting, Sidewalk

**Security Features:** Gated Community, Security Gate

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Closet, Washer Hookup

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** In County, Sidewalk, Paved

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## Property Details

**Subdivision Name:** REGENCY KEY TWNHMS

**Levels:** Two

**Foundation Details:** Block

**Listing Terms:** Cash, Conventional, VA Loan

**Parcel Number:** U-20-29-20-5MQ-000027-00003.0

**Direction Faces:** Southwest

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 400

**Association Fee Includes:** Cable TV, Pool, Insurance, Maintenance Structure, Maintenance Grounds, Recreational Facilities, Sewer, Trash, Water

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions



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## Fees&Taxes

Tax Year: 2023

Tax Annual Amount: \$2,491

Tax Legal Description: REGENCY KEY TOWNHOMES LOT 3  
BLOCK 27

Tax Lot: 3

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	7x11	First	11	7
Dining Room	9x11	First	11	9
Living Room	14x14	First	14	14
Bathroom 1		First		
Laundry		First		
Primary Bedroom	12x14	Second	14	12
Bedroom 2	12x12	Second	12	12

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security Gate

**WindowFeatures:** Blinds

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

**Amenities:** Dishwasher, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions

**ExteriorFeatures:** Irrigation System, Lighting, Sidewalk

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Thermostat, Vaulted Ceiling(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Condominium **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Vacant **Showing Requirements:** Gate Code Required, Go Direct, ShowingTime



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