

2509 RIVER BRIAR BOULEVARD RUSKIN FL 33570

https://candiscarmichael.com



Welcome to this beautiful 3-bedroom, 2.5-bath home featuring an open floorplan and a large backyard—perfect for entertaining friends. The main level includes a spacious living area, modern kitchen, and a convenient half bathroom for guests. Upstairs, you'll find all four bedrooms, including a comfortable primary suite and well-sized secondary bedrooms ideal for family, guests, or [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2617 sq ft



Courtesy of

**Listing Office:** COLDWELL BANKER REALTY

**Status:** Active

**Office ID:** MFR639511

**MLS ID:** MFRTB8443632



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8443632>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 5720 sq ft

**SubdivisionName:** RIVER BEND PH 4A

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2617 sq ft

**Year built:** 2007

**ListOfficeName:** COLDWELL BANKER REALTY

**ListAOR:** mfrmls

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## Location Details

**Township:** 32

**Elementary School:** Ruskin-HB

**High School:** Lennard-HB

**Road Surface Type:** Paved

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

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## Property Features



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**Interior Features:** Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Concrete

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Other, Sidewalk

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Other

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

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## Property Details

**Subdivision Name:** RIVER BEND PH 4A

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash

**Parcel Number:** U-20-32-19-86I-000017-00002.0

**Direction Faces:** Northeast

**Construction Materials:** Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Semi-Annually

**Association Fee:** 99

**Community Features:** Deed Restrictions, Fitness Center, Playground, Pool

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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 2659

**Tax Lot:** 2

**Tax Annual Amount:** \$3,487

**Tax Legal Description:** RIVER BEND PHASE 4A LOT 2 BLOCK 17



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# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	18x17	First	17	18
Kitchen	9x13	First	13	9
Primary Bedroom	14x19	Second	19	14

# Amenities & Features

- Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Fitness Center, Playground, Pool

**Utilities:** Public

**Amenities:** Other
- GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Other, Sidewalk

**Features:** Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Thermostat, Walk-In Closet(s)

# Building Details

- NewConstructionYN:** No

**Exterior material:** Stucco
- Heating:** Central

**Roof:** Shingle

# Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



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