

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



Call us now

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



Description

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

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

Location Details

Township: 32

Elementary School: Ruskin-HB

High School: Lennard-HB

Road Surface Type: Paved

Middle Or Junior School: Shields-HB

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

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

Association Information

Association YN: Yes

Association Fee Frequency: Semi-Annually

Association Fee: 99

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

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE