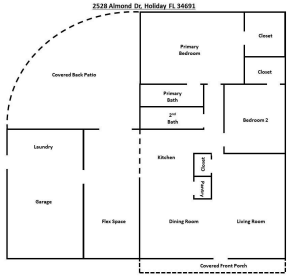


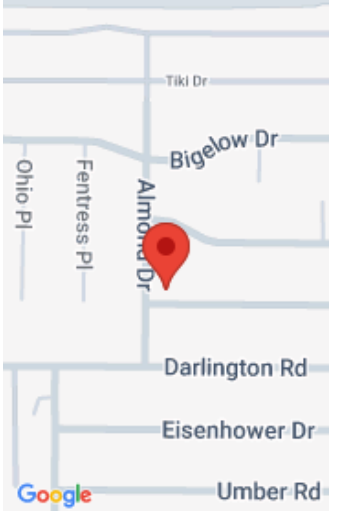
# 2528 ALMOND DRIVE HOLIDAY FL 34691

<https://candiscarmichael.com>



Nestled in a quiet neighborhood, this home is at an est. 14'+ elevation and not in a flood zone. 2-bed, 2-bath home with attached 1-car garage on a corner lot in Aloha Gardens in Holiday. The core has been updated, so your focus can be personalizing it! NEW FEATURES include: 2024: fresh interior paint and [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1368 sq ft



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



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## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRU8255763

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## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=x6WuGNxq5ZD&mls=1>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1368 sq ft

**Year built:** 1972

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5850 sq ft

**SubdivisionName:** ALOHA GARDENS

**GarageSpaces:** 1

---

## Location Details

**Township:** 26

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Paul R. Smith Middle-  
PO

**Road Surface Type:** Concrete

**Elementary School:** Gulf Trace Elementary

**High School:** Anclote High-PO

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Thermostat

**Flooring:** Tile, Vinyl

**Patio And Porch Features:** Covered, Enclosed, Front Porch

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Awning(s), Rain Gutters, Sliding Doors

**Roof:** Shingle

**Architectural Style:** Florida

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** In Garage

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Vinyl

**Window Features:** Impact Glass/Storm Windows

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Street Lights, Water Connected

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Corner Lot, City Limits, Sidewalk, Paved

---

## Property Details

**Subdivision Name:** ALOHA GARDENS

**Levels:** One

**Number Of Lots:** 1

**Construction Materials:** Block, Concrete, Stucco

**Parcel Number:** 25-26-15-006A-00000-4550

**Direction Faces:** West

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

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## Fees&Taxes

**Tax Year:** 2023

**Tax Legal Description:** ALOHA GARDENS UNIT 6 PB 10 PGS 69-70 LOT 455

**Tax Annual Amount:** \$2,841

**Tax Lot:** 4550

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## Rooms



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| Room type        | Dimensions | Level | Length | Width |
|------------------|------------|-------|--------|-------|
| Living Room      | 18x14      | First | 14     | 18    |
| Kitchen          | 12x8       | First | 8      | 12    |
| Primary Bathroom | 5x7        | First | 7      | 5     |
| Bedroom 2        | 15x8       | First | 8      | 15    |
| Primary Bedroom  | 15x10      | First | 10     | 15    |
| Bathroom 2       | 4x7        | First | 7      | 4     |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**WindowFeatures:** Impact Glass/Storm Windows

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Street Lights, Water Connected

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Awning(s), Rain Gutters, Sliding Doors

**Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Thermostat

## Building Details



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**ArchitecturalStyle:** Florida

**NewConstructionYN:** No

**Heating:** Electric

**Exterior material:** Block, Concrete, Stucco

**Roof:** Shingle

**Parking:** Driveway

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** Lead Paint, Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** Appointment Only, Lock Box Electronic, Lock Box Electronic-CBS Code Required, See Remarks, ShowingTime



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