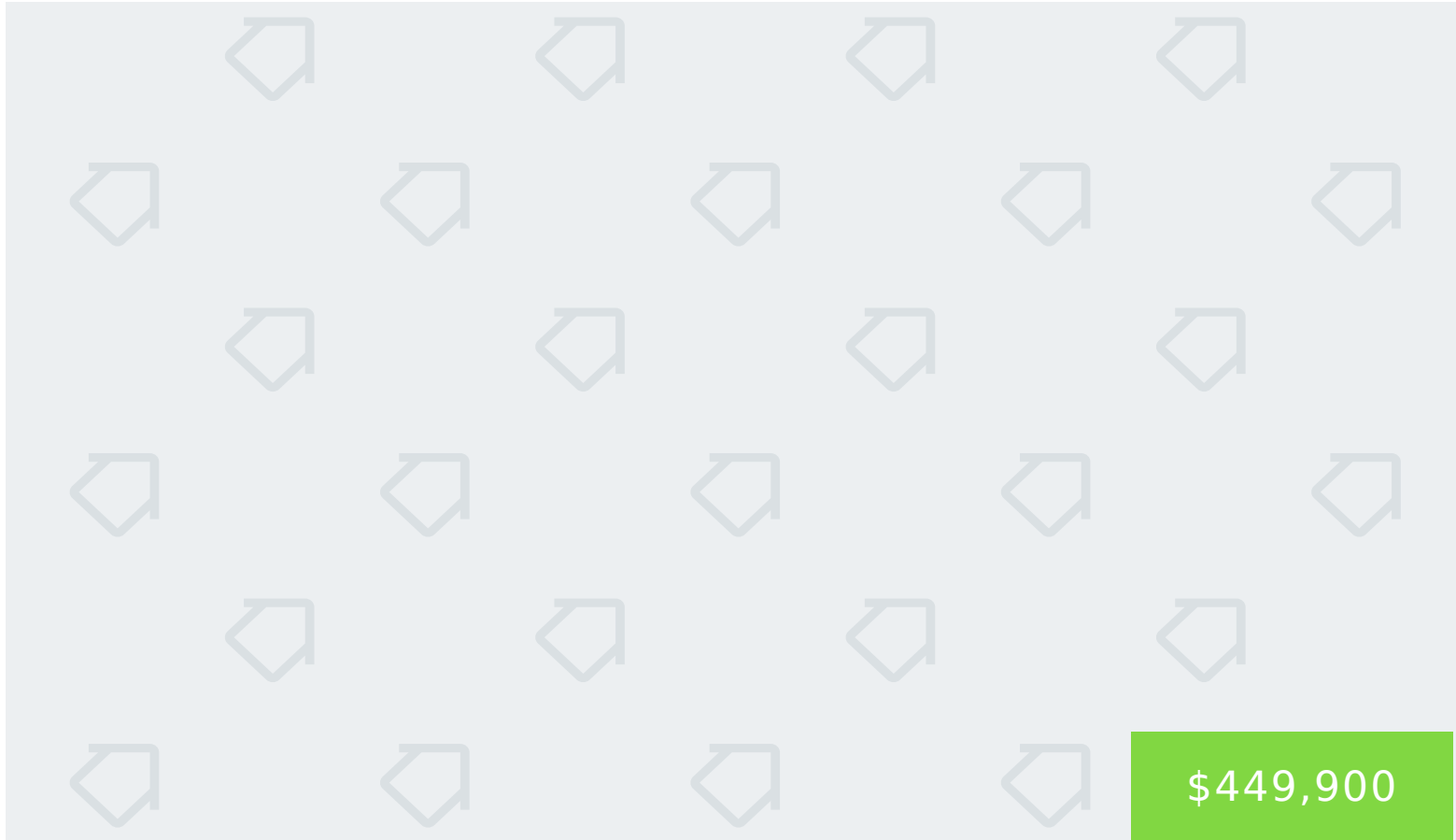


25546 BRUFORD BOULEVARD LAND O LAKES FL 34639

https://candiscarmichael.com



THIS IS THE ONE! Prepare to fall in love with a home where modern elegance, thoughtful design and peaceful water views come together beautifully. Offering 3 bedrooms, 2 bathrooms, nearly 2,000 square feet and a two-car garage, this exceptional Grand Oaks residence has been completely transformed with premium materials, refined finishes and remarkable attention to [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1995 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8542661



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



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1995 sq ft

Year built: 2004

ListOfficeName: CHARLES RUTENBERG
REALTY INC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 9579 sq ft

SubdivisionName: GRAND OAKS PH 02 UNIT
03 & 05

GarageSpaces: 2

Location Details

Township: 26S

Road Responsibility: Public Maintained Road

Middle Or Junior School: Cypress Creek Middle
School

Road Surface Type: Asphalt

Elementary School: Veterans Elementary
School

High School: Cypress Creek High-PO

Property Features



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Interior Features: Eat-in Kitchen, High Ceilings, Other, Solid Surface Counters, Stone Counters, Walk-In Closet(s)

Flooring: Ceramic Tile, Other

Patio And Porch Features: Other, Rear Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Other

Architectural Style: Contemporary

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Electric Water Heater, Microwave, Other, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Parking Features: Covered

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

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

Sewer: Public Sewer

Heating: Central

Lot Features: Oversized Lot

Property Details

Subdivision Name: GRAND OAKS PH 02 UNIT 03 & 05

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 19-26-15-009.0-007.00-038

Direction Faces: East

Construction Materials: Block, Concrete

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Association Fee: 105

Fees&Taxes



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Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x14	First	14	14
Bedroom 2	11x11	First	11	11
Bedroom 3	11x11	First	11	11
Primary Bathroom	11x11	First	11	11
Bathroom 2	10x10	First	10	10
Studio	10x10	First	10	10
Balcony/Porch/Lanai	10x8	First	8	10
Dining Room	12x12	First	12	12
Living Room	20x20	First	20	20
Kitchen	10x12	First	12	10

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Other

Features: Eat-in Kitchen, High Ceilings, Other, Solid Surface Counters, Stone Counters, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

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

Amenities: Dishwasher, Dryer, Electric Water Heater, Microwave, Other, Range, Refrigerator, Washer

Building Details

ArchitecturalStyle: Contemporary

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Concrete

Parking: Covered

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Other, See Remarks, ShowingTime

Occupant Type: Owner



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