

2608 LIMERICK CIRCLE GRAND ISLAND FL 32735

<https://candiscarmichael.com>



Welcome home to this impressive 5 bedroom, 3 bath residence that truly checks all the boxes. From the moment you step inside, you're greeted by an abundance of natural light, soaring high ceilings, pristine tile flooring throughout, and an open-concept layout designed for both everyday living and effortless entertaining. There is a bonus den/office space [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2604 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6369979



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour:

<https://media.devoredesign.com/videos/019b6bdd-b770-72bf-9288-7f4199e1ec40?v=10>

Basics

Bathrooms Full: 3

Date added: Added 3 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 5 beds

Bathrooms: 3 baths

Half baths: 0 half baths

Floors: 1 floor

Area, sq ft: 2604 sq ft

Lot size, sq ft: 7258 sq ft

Year built: 2016

SubdivisionName: EUSTIS GRAND ISLAND RESERVE

ListOfficeName: EXP REALTY LLC **GarageSpaces:** 2

ListAOR: mfrmls

Location Details

Township: 18S

Road Surface Type: Concrete

Elementary School: Eustis Heights Elem

Middle Or Junior School: Eustis Middle

High School: Eustis High School

Property Features



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

Flooring: Carpet, Laminate, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors, Sprinkler Metered

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

Sewer: Public Sewer

Heating: Electric

Appliances: Dishwasher, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: EUSTIS GRAND ISLAND RESERVE

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 33-18-26-0010-000-07200

Direction Faces: East

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Semi-Annually

Community Features: Deed Restrictions, Playground, Pool, Sidewalks

Association Fee: 728.44

Association Fee Includes: Pool, Maintenance Grounds, Recreational Facilities

Fees&Taxes



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Tax Year: 2024

Tax Annual Amount:
\$4,930

Tax Legal Description: GRAND ISLAND RESERVE PB 60 PG
26-31 LOT 72 ORB 4790 PG 808

Tax Lot: 72

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	14.5x17.8	First	17.8	14.5
Primary Bathroom	9.3x10.9	Second	10.9	9.3
Primary Bedroom	13.3x17.9	Second	17.9	13.3
Den	10.7x12	First	12	10.7
Dining Room	11.1x9.6	First	9.6	11.1
Kitchen	11.3x12.5	First	12.5	11.3
Bedroom 2	11.1x14.1	Second	14.1	11.1
Bedroom 3	11.3x12	Second	12	11.3
Bedroom 4	10.9x17.7	Second	17.7	10.9
Bedroom 5	10x13.7	First	13.7	10
Bathroom 2	4.11x7.6	First	7.6	4.11
Bathroom 3	8.2x8.3	Second	8.3	8.2
Loft	15.1x15.9	Second	15.9	15.1
Laundry	9.8x6.11	Second	6.11	9.8
Balcony/Porch/Lanai	10.6x9.5	First	9.5	10.6



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Playground, Pool, Sidewalks

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

Amenities: Dishwasher, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sliding Doors, Sprinkler Metered

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

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Appointment Only, ShowingTime



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