

2628 45TH AVENUE BRADENTON FL 34207

https://candiscarmichael.com



Cheerful opportunity in the established McCollum’s Lake neighborhood! This 3-bedroom, 1.5-bath home offers the perfect combination of major system updates and endless potential for your personal vision. Recent improvements include a new roof (2023), new A/C (2022), new breaker panel (2025), new front door (2024), and a tankless water heater—providing a solid foundation for future [...]

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



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRA4699451



Call us now

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



Basics

Bathrooms Full: 1

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 4500 sq ft

SubdivisionName: ORANGE GROVE PARK SEC 10
TOWNSHIP 35S RANGE 17E

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 984 sq ft

Year built: 1953

ListOfficeName: DALTON WADE INC

Location Details

Township: 35S

Road Surface Type: Paved

Property Features

Interior Features: Ceiling Fans(s)

Flooring: Carpet, Other

Exterior Features: None, Private Mailbox,
Private Yard

Utilities: Cable Connected

Sewer: Public Sewer

Heating: Central

Appliances: Dryer, Range, Refrigerator, Tankless
Water Heater, Washer

Laundry Features: Laundry Room, Outside

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Subdivision Name: ORANGE GROVE PARK SEC 10
TOWNSHIP 35S RANGE 17E

Levels: One

Foundation Details: Slab

Property Condition: Fixer

Parcel Number: 5218200003

Direction Faces: South

Construction Materials: Vinyl Siding,
Frame

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$610

Tax Legal Description: LOT 2, LESS E 100 FT, ORANGE GROVE
PARK SUB PI#52182.0000/3

Tax Lot: 2

Rooms

Room type	Level
Kitchen	First
Primary Bedroom	First
Living Room	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

ExteriorFeatures: None, Private Mailbox, Private Yard

Features: Ceiling Fans(s)

GarageYN: No

FireplaceYN: No

Cooling: Central Air

Utilities: Cable Connected

Amenities: Dryer, Range, Refrigerator, Tankless Water Heater, Washer

Building Details

NewConstructionYN: No

Exterior material: Frame, Vinyl Siding

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: None, Private Yard

Occupant Type: Owner

Other Structures: Shed(s), Storage, Workshop

Showing Requirements: Supra Lock Box, 24 Hour Notice, See Remarks, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE