

# 2716 HARDIN COMBEE ROAD LAKELAND FL 33801

<https://candiscarmichael.com>



\$244,900



One or more photo(s) has been virtually staged. Like new in the Rawls Park Neighborhood - This charming 2-bedroom, 1-bath home offers 983 square feet under roof with 792 square feet of comfortable living space, thoughtfully updated and move-in ready. Freshly painted inside and out, the home features luxury vinyl flooring with a vapor barrier [...]

- 2 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 792 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC  
**Status:** Active

**Office ID:** MFR261010944  
**MLS ID:** MFRL4957867



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 1

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 792 sq ft

**Year built:** 1955

**SubdivisionName:** RAWLS PARK

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Floors:** 1 floor

**Lot size, sq ft:** 7174 sq ft

**View:** Trees/Woods

**ListOfficeName:** EXP REALTY LLC

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## Location Details

**Township:** 28

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Crystal Lake  
Middle/Jun

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Philip O'Brien  
Elementary

**High School:** Tenoroc Senior

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Solid Wood Cabinets, Stone Counters

**Flooring:** Luxury Vinyl

**Parking Features:** Driveway

**Carport Spaces:** 1

**Exterior Features:** Lighting, Sidewalk, Storage

**Roof:** Metal

**Window Features:** Blinds

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

**View:** Trees/Woods

**Sewer:** Septic Tank

**Heating:** Central, Electric

**Lot Features:** Cleared, City Limits, Irregular Lot, Landscaped

**Appliances:** Electric Water Heater

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Outside, Washer Hookup

**Carport YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Chain Link

**Security Features:** Smoke Detector(s)

**Architectural Style:** Bungalow, Ranch

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** RAWLS PARK

**Levels:** One

**Foundation Details:** Block

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 24-28-10-178300-005060

**Direction Faces:** South

**Construction Materials:** Block

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$1,644

**Tax Legal Description:** RAWLS PARK PB 36 PG 23 BLK 5 LOT 6 **Tax Lot:** 005060

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	12x16	First	16	12
Dinette	5x10	First	10	5
Kitchen	10x8	First	8	10
Primary Bedroom	11x12	First	12	11
Bedroom 2	10x11	First	11	10
Bathroom 1	5x7	First	7	5
Balcony/Porch/Lanai	7x12	First	12	7

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**ExteriorFeatures:** Lighting, Sidewalk, Storage

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Solid Wood Cabinets, Stone Counters

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

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

**Amenities:** Electric Water Heater

## Building Details



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**ArchitecturalStyle:** Bungalow, Ranch

**Heating:** Central, Electric

**Roof:** Metal

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway

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## Miscellaneous

**Ownership:** Fee Simple      **Occupant Type:** Vacant

**Other Structures:** Shed(s)      **Showing Requirements:** Appointment Only, Combination Lock Box, See Remarks, ShowingTime



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