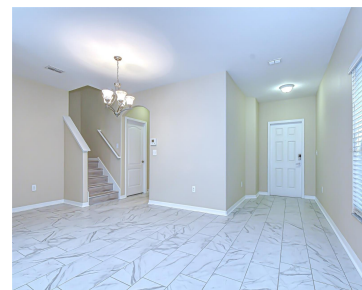


# 2718 GARDEN FALLS DRIVE BRANDON FL 33511

<https://candiscarmichael.com>



Discover the perfect blend of privacy and convenience in the gated Brandon Pointe community, where this upgraded Lennar-built home enjoys a prime heart-of-Brandon location with an easy commute and close proximity to everything. The interior welcomes you with a smart, modern layout featuring upgraded tile flooring throughout the main living areas and light wood-look luxury [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2109 sq ft



## Courtesy of

**Listing Office:** KELLER WILLIAMS SOUTH TAMPA

**Status:** Active

**Office ID:** MFR773203

**MLS ID:** MFRTB8456007



### Call us now

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



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## Description

**Virtual Tour:** [my.matterport.com/show/?m=QZ1ohTdu28g&mIs=1](https://my.matterport.com/show/?m=QZ1ohTdu28g&mIs=1)

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 3410 sq ft

**SubdivisionName:** BRANDON POINTE PH 3  
PRCL

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2109 sq ft

**Year built:** 2014

**ListOfficeName:** KELLER WILLIAMS SOUTH  
TAMPA

**ListAOR:** mfrmls

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## Location Details

**Township:** 29

**Road Surface Type:** Asphalt

**Elementary School:** Lamb Elementary **Middle Or Junior School:** Giunta Middle-HB

**High School:** Spoto High-HB

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

**Flooring:** Ceramic Tile, Vinyl

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Shingle

**Architectural Style:** Craftsman

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** In County, Landscaped, Level, Sidewalk, Paved, Private

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced

**Security Features:** Gated Community, Secured Garage/Parking

**Utilities:** Cable Available, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** BRANDON POINTE PH 3 PRCL **Parcel Number:** U-32-29-20-9VB-000030-00010.0

**Levels:** Two

**Direction Faces:** North

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco, Frame

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

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 147

**Association Fee Includes:**  
Pool

**Community Features:** Community Mailbox, Gated Community  
- No Guard, Pool, Sidewalks

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** BRANDON POINTE PHASE 3 PARCEL  
107 LOT 10 BLOCK 30

**Tax Annual Amount:** \$3,863

**Tax Lot:** 10

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## Green Building Info

**Green Energy Efficient:** Roof, Water Heater, Windows

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## Rooms



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| Room type       | Dimensions | Level  | Length | Width |
|-----------------|------------|--------|--------|-------|
| Dining Room     | 13x10      | First  | 10     | 13    |
| Kitchen         | 13x10      | First  | 10     | 13    |
| Great Room      | 16x12      | First  | 12     | 16    |
| Dinette         | 10x9       | First  | 9      | 10    |
| Primary Bedroom | 16x12      | Second | 12     | 16    |
| Bedroom 2       | 11x11      | Second | 11     | 11    |
| Bedroom 3       | 11x10      | Second | 10     | 11    |
| Bedroom 4       | 11x10      | Second | 10     | 11    |
| Loft            | 12x8       | Second | 8      | 12    |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Secured Garage/Parking

**ExteriorFeatures:** Hurricane Shutters, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Community Mailbox, Gated Community - No Guard, Pool, Sidewalks

**Utilities:** Cable Available, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range

---

## Building Details

**ArchitecturalStyle:** Craftsman

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Frame, Stucco

**Parking:** Driveway

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, Contact Call Center, Gate Code Required, Lock Box Electronic, See Remarks, ShowingTime



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