

# 2764 EMORY SOUND PLACE BRANDON FL 33510

<https://candiscarmichael.com>



New home by Christmas/new year. Empty & Motivated sellers : Close BY January for benefit. Prime Brandon location! This energy-efficient Honeywell equipment home features 3 bedrooms, 2.5 baths, a large family room, loft, and oversized 1-car garage. Conveniently located near Interstates 75 & 4 and Selmon Expressway, it is just minutes from Westfield Brandon Mall, AMC [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1525 sq ft



## Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC

**Status:** Active

**Office ID:** MFR279508652

**MLS ID:** MFRO6365912



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Email: RealtorCandis@gmail.com



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 1650 sq ft

**SubdivisionName:** PRESTON OAKS TWNHMS

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1525 sq ft

**Year built:** 2022

**ListOfficeName:** BEYCOME OF FLORIDA LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 29

**Road Surface Type:** Asphalt

## Property Features

**Interior Features:** High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Smart Home, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Sidewalk, Sliding Doors

**Utilities:** Cable Available, Electricity Connected, Fire Hydrant, Phone Available, Sewer Connected, Sprinkler Recycled, Water Connected

**Sewer:** Public Sewer

**Heating:** Electric

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**Laundry Features:** Other

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished



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## Property Details

**Subdivision Name:** PRESTON OAKS  
TWNHMS

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Conventional

**Parcel Number:** U-09-29-20-C6G-000003-00028.0

**Direction Faces:** East

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 247

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Common  
Area Taxes, None

**Community Features:** Community Mailbox, Sidewalks,  
Street Lights

## Fees & Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,467

**Tax Legal Description:** PRESTON OAKS TOWNHOMES LOT 28  
BLOCK 3

**Tax Lot:** 28

## Rooms



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Room type	Level
Primary Bedroom	Second
Bedroom 2	Second
Bedroom 3	Second
Living Room	First
Primary Bathroom	Second
Laundry	Second
Kitchen	First
Den	Second
Dining Room	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Sidewalks, Street Lights

**Utilities:** Cable Available, Electricity Connected, Fire Hydrant, Phone Available, Sewer Connected, Sprinkler Recycled, Water Connected

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Smart Home, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Call Owner

**Occupant Type:** Vacant



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