

291 MOSSY RIVER COURT BRANDON FL 33511

https://candiscarmichael.com



Experience modern Florida living in this stunning 5-bedroom, 4 full bathroom WestBay Verona home located in the gated community of The Sanctuary at John Moore Road. Built in 2022, this beautifully designed residence offers over 3,500 sq. ft. of bright, open living space with luxury finishes, energy-efficient design, and a contemporary coastal feel throughout. From [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3546 sq ft



Courtesy of

**Listing Office:** COLDWELL BANKER REALTY

**Status:** Active

**Office ID:** MFR260000670

**MLS ID:** MFRTB8437844



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



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## Description

### Virtual Tour:

<https://www.homes.com/property/291-mossy-river-ct-brandon-fl/f53zj1j308n45/?tab=-1&dk=r7hx4pfg45482>

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## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area, sq ft:** 3546 sq ft

**Year built:** 2022

**SubdivisionName:** SANCTUARY/JOHN MOORE ROAD

**GarageSpaces:** 3

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Lot size, sq ft:** 15236 sq ft

**View:** Trees/Woods

**ListOfficeName:** COLDWELL BANKER REALTY

**ListAOR:** mfrmls

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## Location Details

**Township:** 30

**Elementary School:** Kingswood-HB

**High School:** Bloomingdale-HB

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Rodgers-HB

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## Property Features



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**Interior Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

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

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Lighting, Other, Sliding Doors

**Roof:** Tile

**Window Features:** Blinds, Drapes

**Utilities:** BB/HS Internet Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Public, Sewer Available, Sewer Connected, Water Available, Water Connected

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Cul-De-Sac, Landscaped, Level, Oversized Lot, Paved, Private

**Appliances:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Tankless Water Heater, Washer, Water Softener

**Laundry Features:** Gas Dryer Hookup, Inside, Laundry Room, Upper Level, Washer Hookup

**Parking Features:** Driveway, Ground Level, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Number Limit, Size Limit, Yes

**Fencing:** Fenced, Other

**Security Features:** Gated Community, Security System

**Architectural Style:** Custom, Florida, Other

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** SANCTUARY/JOHN MOORE ROAD

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** U-15-30-20-C6M-000000-00020.0

**Direction Faces:** South

**Construction Materials:** Block, Stucco



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# Association Information

<b>Association YN:</b> Yes	<b>Association Fee:</b> 689
<b>Association Fee Frequency:</b> Quarterly	<b>Association Fee Includes:</b> Common Area Taxes
<b>Association Amenities:</b> Gated	<b>Community Features:</b> Gated Community - No Guard

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# Fees&Taxes

<b>Tax Year:</b> 2024	<b>Tax Annual Amount:</b> \$12,389
<b>Tax Legal Description:</b> SANCTUARY AT JOHN MOORE ROAD LOT 20	<b>Tax Lot:</b> 20

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# Rooms

Room type	Dimensions	Level	Length	Width
Kitchen		First		
Bedroom 1	13x12	First	12	13
Bathroom 1		First		
Primary Bedroom	16x14	Second	14	16
Living Room	21x22	First	22	21
Bonus Room	14x12	First	12	14
Loft	20x19	Second	19	20

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security System

**WindowFeatures:** Blinds, Drapes

**Utilities:** BB/HS Internet Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Public, Sewer Available, Sewer Connected, Water Available, Water Connected

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Tankless Water Heater, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Gated Community - No Guard

**ExteriorFeatures:** Lighting, Other, Sliding Doors

**Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments

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## Building Details

**ArchitecturalStyle:** Custom, Florida, Other

**Heating:** Electric

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Ground Level, Oversized

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Combination Lock Box, Gate Code Required, Go Direct, Lockbox, Lock Box Coded, See Remarks, ShowingTime



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