

304 CASCADE BEND DRIVE RUSKIN FL 33570

https://candiscarmichael.com



Welcome to this beautiful home in the charming, laid-back town of Ruskin, Florida! Situated just 30 minutes south of Tampa and within an hour's drive to the stunning beaches of Anna Maria Island, Bradenton, and Sarasota, this property offers the perfect blend of convenience and tranquility. With 1,897 square feet of ample living space, this [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1897 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRA4704748



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



Description

Virtual Tour: <https://show.tours/v/9WqyFDj>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 1897 sq ft

Year built: 2017

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Date added: Added 29 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6600 sq ft

SubdivisionName: RIVERBEND WEST PH 1

GarageSpaces: 2

Location Details

Township: 32

Road Responsibility: Public Maintained Road

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, In Wall Pest System, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s)

Flooring: Ceramic Tile

Patio And Porch Features: None

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Yard, Sidewalk

Roof: Shingle

Architectural Style: Ranch

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Electric

Lot Features: Level, Sidewalk, Paved

Appliances: Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator

Laundry Features: Electric Dryer Hookup, Laundry Room

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Vinyl

Window Features: Blinds

Utilities: Electricity Connected, Public, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: RIVERBEND WEST PH 1

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: U-18-32-19-A3H-000006-00008.0

Direction Faces: West

Construction Materials: Block

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Semi-Annually

Community Features: Community Mailbox, Dog Park, Playground, Pool

Association Fee: 275.38

Association Amenities: Playground, Pool



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$8,636

Tax Other Annual Assessment Amount: 2000

Tax Legal Description: RIVERBEND WEST PHASE
1 LOT 8 BLOCK 6

Tax Lot: 8

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	22x25	First	25	22
Dining Room	9x11	First	11	9
Primary Bedroom	12x16	First	16	12
Bathroom 1	10x12	First	12	10
Laundry	7x11	First	11	7
Bedroom 1	10x11	First	11	10
Bedroom 2	10x10	First	10	10
Bedroom 3	10x11	First	11	10
Kitchen		First		



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Dog Park, Playground, Pool

ExteriorFeatures: Private Yard, Sidewalk

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, In Wall Pest System, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds

Utilities: Electricity Connected, Public, Water Connected

Amenities: Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator

Building Details

ArchitecturalStyle: Ranch

Heating: Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Yard

Occupant Type: Vacant

Showing Requirements: Supra Lock Box



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