

# 31 NEW FAWN COURT SAFETY HARBOR FL 34695

<https://candiscarmichael.com>



Welcome to 31 New Fawn Court #22, a spacious 2-bedroom, 2-bath corner-lot home nestled in the vibrant Briar Creek 55+ community in Safety Harbor. This large corner lot offers added privacy and space, while the flexible layout presents a wonderful opportunity to truly make it your own. Briar Creek is known for its welcoming, active [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1440 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8462128



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8462128>

## Basics

<b>Unit Number:</b> 22	<b>Bathrooms Full:</b> 2
<b>Date added:</b> Added 3 hours ago	<b>Category:</b> Condominium
<b>Type:</b> Residential	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 2 baths	<b>Half baths:</b> 0 half baths
<b>Floors:</b> 1 floor	<b>Area, sq ft:</b> 1440 sq ft
<b>Lot size, sq ft:</b> 4800 sq ft	<b>Year built:</b> 1977
<b>UnitNumber:</b> 22	<b>SubdivisionName:</b> BRIAR CREEK MOBILE HOME COMMUNITY I CONDO
<b>ListOfficeName:</b> EXP REALTY LLC	<b>ListAOR:</b> mfrmls

## Location Details

<b>Township:</b> 28	<b>Road Surface Type:</b> Asphalt
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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Dry Bar, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)

**Flooring:** Carpet, Concrete, Laminate

**Pool Features:** In Ground

**Carport YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Other

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator

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

**Parking Features:** Covered, Driveway

**Carport Spaces:** 1

**Exterior Features:** Lighting, Private Mailbox, Storage

**Utilities:** Electricity Connected

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** BRIAR CREEK MOBILE HOME COMMUNITY I CONDO

**Levels:** One

**Foundation Details:** Crawlspace

**Listing Terms:** Cash, Conventional

**Parcel Number:** 21-28-16-11151-002-0220

**Direction Faces:** Southwest

**Construction Materials:** Metal Frame

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 233

**Association Fee Includes:** Pool, Maintenance Grounds, Private Road, Recreational Facilities, Sewer, Trash, Water

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Golf Carts OK, Pool

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$363

**Tax Legal Description:** BRIAR CREEK MOBILE HOME  
COMMUNITY I CONDO BLK B, LOT 22

**Tax Lot:** 22

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Dining Room	First
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bathroom 2	First
Balcony/Porch/Lanai	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Golf Carts OK, Pool

**PoolFeatures:** In Ground

**Features:** Built-in Features, Ceiling Fans(s), Dry Bar, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Private Mailbox, Storage

**Utilities:** Electricity Connected

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Metal Frame

**Parking:** Covered, Driveway

**Heating:** Central

**Roof:** Other

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, ShowingTime



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