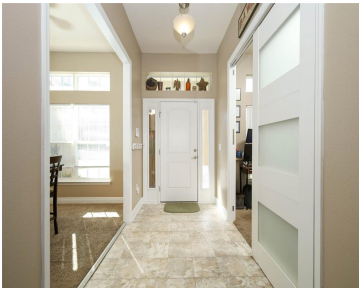


31631 BROADWATER AVENUE LEESBURG FL 34748

https://candiscarmichael.com



Welcome to your next chapter in one of Leesburg’s most desirable residential pockets, where everyday living feels like a permanent vacation. This beautifully constructed 4-bedroom, 2-bathroom home delivers an impressive 2,140 square feet of thoughtfully designed living space that strikes the perfect balance between comfort and functionality. From the moment you step inside, the quality [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2140 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6378728



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Email: RealtorCandis@gmail.com



---

## Description

**Virtual Tour:** #<https://www.tourthisplace.com/mls/41025269>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2140 sq ft

**Year built:** 2019

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8250 sq ft

**SubdivisionName:** PARK HILL PH 02

**GarageSpaces:** 2

---

## Location Details

**Township:** 19S

**Road Surface Type:** Asphalt

**Elementary School:** Beverly Shores Elem **Middle Or Junior School:** Oak Park Middle

**High School:** Leesburg High

---

## Property Features



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**Interior Features:** Ceiling Fans(s)

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

**Flooring:** Carpet, Tile

**Laundry Features:** Laundry Room

**Patio And Porch Features:** Rear Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Breed Restrictions

**Exterior Features:** Sidewalk

**Roof:** Shingle

**Utilities:** Cable Available

**Water Source:** None, Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** PARK HILL PH 02

**Parcel Number:** 29-19-25-1601-000-02600

**Levels:** One

**Direction Faces:** South

**Builder Name:** Adams Homes

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

---

## Association Information

**Association YN:** Yes

**Association Fee:** 126

**Association Fee Frequency:** Quarterly

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$3,459

**Tax Legal Description:** PARK HILL PHASE 2 PB 60 PG 76-81  
LOT 26 ORB 5489 PG 1530

**Tax Lot:** 26

---

## Rooms



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| Room type           | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Living Room         | 17x22      | First | 22     | 17    |
| Kitchen             | 10x11      | First | 11     | 10    |
| Dinette             | 9x6        | First | 6      | 9     |
| Primary Bedroom     | 18x13      | First | 13     | 18    |
| Primary Bathroom    | 11x15      | First | 15     | 11    |
| Dining Room         | 10x11      | First | 11     | 10    |
| Foyer               | 6x8        | First | 8      | 6     |
| Office              | 9x11       | First | 11     | 9     |
| Bedroom 1           | 11x11      | First | 11     | 11    |
| Bedroom 2           | 11x11      | First | 11     | 11    |
| Bedroom 3           | 11x11      | First | 11     | 11    |
| Balcony/Porch/Lanai | 27x7       | First | 7      | 27    |

## Amenities & Features



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**Waterfront available:** No      **GarageYN:** Yes  
**AttachedGarageYN:** No      **FireplaceYN:** No  
**PoolPrivateYN:** No      **Cooling:** Central Air  
**ExteriorFeatures:** Sidewalk      **Utilities:** Cable Available  
**Features:** Ceiling Fans(s)      **Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator

---

## Building Details

**NewConstructionYN:** No      **Heating:** Central  
**Exterior material:** Block, Stucco      **Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple      **Occupant Type:** Owner  
**Showing Requirements:** Appointment Only



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