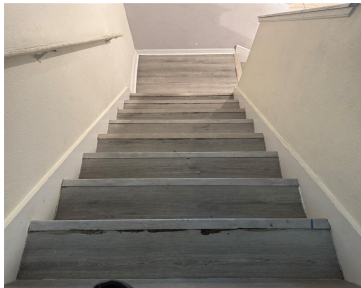


3217 PLEASANT WILLOW COURT BRANDON FL 33511

https://candiscarmichael.com



\$5,000 FLEX CASH! With an acceptable offer, the seller will contribute up to \$5,000 toward an interest-rate buydown or buyer closing costs. Welcome to this beautifully maintained, newer townhouse located in the highly sought-after Bloomingdale district. From the moment you step inside, you'll appreciate the peaceful ambiance and thoughtful design this home offers. The open-concept [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1785 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC  
**Status:** Active

**Office ID:** MFR260000779  
**MLS ID:** MFRTB8461732



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8461732>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2612 sq ft

**SubdivisionName:** DISTRICT/BLOOMINGDALE

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1785 sq ft

**Year built:** 2021

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 30

**Elementary School:** Brooker-HB

**High School:** Bloomingdale-HB

**Road Surface Type:** Asphalt

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

---

## Property Features



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THE STANDARD OF EXCELLENCE

**Interior Features:** PrimaryBedroom Upstairs, Thermostat

**Flooring:** Luxury Vinyl, Tile

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Sidewalk, Sliding Doors

**Utilities:** Electricity Connected

**Sewer:** Public Sewer

**Heating:** Electric

**Appliances:** Dishwasher, Disposal, Washer

**Laundry Features:** Laundry Closet

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:**  
DISTRICT/BLOOMINGDALE

**Levels:** Two

**Builder Name:** DR Harton

**Construction Materials:** Block

**Parcel Number:** U-01-30-20-B5S-000000-00044.0

**Direction Faces:** West

**Foundation Details:** Slab

---

## Association Information

**Association YN:** Yes

**Association Fee:** 248

**Association Fee Frequency:** Monthly **Association Fee Includes:** Internet, Water

**Community Features:** Sidewalks

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$5,166

**Tax Legal Description:** DISTRICT AT BLOOMINGDALE LOT 44

**Tax Lot:** 44

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## Rooms



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Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	Second

## Amenities & Features

- Waterfront available:** No
- AttachedGarageYN:** Yes
- PoolPrivateYN:** No
- CommunityFeatures:** Sidewalks
- Utilities:** Electricity Connected
- Amenities:** Dishwasher, Disposal, Washer
- GarageYN:** Yes
- FireplaceYN:** No
- Cooling:** Central Air
- ExteriorFeatures:** Sidewalk, Sliding Doors
- Features:** PrimaryBedroom Upstairs, Thermostat

## Building Details

- NewConstructionYN:** No
- Exterior material:** Block
- Heating:** Electric
- Roof:** Shingle

## Miscellaneous

- Ownership:** Fee Simple
- Showing Requirements:** Combination Lock Box
- Occupant Type:** Vacant