

# 3240 BRIAR CLIFF DRIVE HOLIDAY FL 34691

<https://candiscarmichael.com>



**\$228,500**



CASH ONLY/INVESTORS! Here is an incredible opportunity to acquire a 3-bedroom, 2-bathroom, 1-car garage residence located within a sought-after community in a non-flood zone. This property represents a prime addition to any portfolio, with significant upside potential. The heart of the home features a modern kitchen equipped with soft-close cabinetry, designer granite, and a full [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1221 sq ft



## Courtesy of

**Listing Office:** ENGEL & VOLKERS BELLEAIR

**Status:** Active

**Office ID:** MFR260030438

**MLS ID:** MFRTB8491452



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8491452>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1221 sq ft

**Year built:** 1966

**ListOfficeName:** ENGEL & VOLKERS BELLEAIR

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5040 sq ft

**SubdivisionName:** BEACON SQUARE

**GarageSpaces:** 1

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## Location Details

**Township:** 26S

**Road Surface Type:** Paved

**Elementary School:** Gulf Trace Elementary

**Middle Or Junior School:** Paul R. Smith Middle-PO

**High School:** Anclote High-PO

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## Property Features



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**Interior Features:** Ceiling Fans(s), Split Bedroom, Tray Ceiling(s)

**Flooring:** Tile, Vinyl

**Parking Features:** Circular Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

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

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** None

**Utilities:** Other

**Sewer:** Septic Tank

**Heating:** Central

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## Property Details

**Subdivision Name:** BEACON SQUARE

**Levels:** One

**Foundation Details:** Block

**Listing Terms:** Cash

**Parcel Number:** 16-26-19-006.C-000.00-515.0

**Direction Faces:** South

**Construction Materials:** Stucco

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$3,636

**Tax Legal Description:** BEACON SQUARE UNIT 6 PB 8 PG 139 LOT 515

**Tax Lot:** 515

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	10x10	First	10	10
Living Room	14x12	First	12	14
Primary Bedroom	14x12	First	12	14
Family Room	17x12	First	12	17
Bedroom 2	14x11	First	11	14
Bedroom 3	12x11	First	11	12

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** None

**Features:** Ceiling Fans(s), Split Bedroom, Tray Ceiling(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Other

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

## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Parking:** Circular Driveway

**Heating:** Central

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple    **Occupant Type:** Owner

**Other Equipment:** None    **Showing Requirements:** Appointment Only, See Remarks



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