

# 3428 BROOKRIDGE LANE PARRISH FL 34219

<https://candiscarmichael.com>



Rarely available and tucked within the desirable Brookridge section of River Wilderness Golf & Country Club, this beautifully maintained 2-bedroom, 2-bath, 2-car garage home offers a spacious great room floor plan, a Florida room, and an oversized screened-in lanai overlooking a peaceful wooded preserve with no rear neighbors; thoughtfully updated with new impact windows, luxury [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1655 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8497400



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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/TB8497400>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 9496 sq ft

**View:** Pool, Trees/Woods

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1655 sq ft

**Year built:** 1987

**SubdivisionName:** RIVER WILDERNESS PH I  
TR 7

**GarageSpaces:** 2

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## Location Details

**Township:** 34

**Elementary School:** Annie Lucy Williams Elementary

**High School:** Parrish Community High

**Road Surface Type:** Paved

**Middle Or Junior School:** Buffalo Creek  
Middle

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

**Flooring:** Luxury Vinyl, Vinyl

**Patio And Porch Features:** Covered, Enclosed, Patio, Porch, Rear Porch, Screened, Side Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Other, Private Mailbox, Sliding Doors

**Window Features:** Skylight(s), Blinds, Drapes

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

**View:** Pool, Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Cul-De-Sac, Landscaped, Near Golf Course, Sidewalk, Paved, Private

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Architectural Style:** Ranch

**Vegetation:** Mature Landscaping, Oak Trees, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** RIVER WILDERNESS PH I TR 7

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 503909855

**Direction Faces:** East

**Construction Materials:** Block

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee:** 555

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Guard - 24 Hour, Pool, Maintenance Structure, Maintenance Grounds, Management, Other, Pest Control

**Association Amenities:** Gated, Golf Course, Maintenance, Pool, Wheelchair Access

**Community Features:** Deed Restrictions, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Wheelchair Access

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$4,248

**Tax Legal Description:** SITE 7, TRACT 7 (BROOKRIDGE), RIVER WILDERNESS PHASE I A SUB, BEING FURTHER DESC AS: COM AT THE SW COR OF TRACT 7, SD PT LYING N 89 DEG 28 MIN 37 SEC E, 687.74 FT FROM THE SW COR OF SD SEC 6, AS MEASURED ALG THE S LN OF SD SEC 6; TH N 00 DEG 02 MIN 5 8 SEC W, ALG THE W LN OF SD TRACT 7, 220 FT; TH N 44 DEG 27 MIN 55 SEC E, ALG THE NWLY LN OF SDT TRACT 7, A DIST OF

**Tax Lot:** 7

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## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Wheelchair Access

**ExteriorFeatures:** Other, Private Mailbox, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Skylight(s), Blinds, Drapes

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Washer

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## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Appointment Only, See Remarks, ShowingTime



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