

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, [...]

- 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: MFRTB8546183



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8546183>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 9496 sq ft

SubdivisionName: RIVER WILDERNESS PH I TR 7

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1655 sq ft

Year built: 1987

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

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

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, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

Flooring: Luxury Vinyl, Vinyl

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Mailbox

Window Features: Skylight(s)

Vegetation: Mature Landscaping, Trees/Landscaped

Sewer: Public Sewer

Heating: Central

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

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

Laundry Features: Inside, Laundry Room

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

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

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 555

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

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



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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 58 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 317.89 FT FOR A POB; TH CONT N 44 DEG 27 MIN 55 SEC E, ALG SD NWLY LN, 61.08 FT; TH S 34 DEG 46 MIN 03 SEC E, 165.84 FT TO INTERSECT WITH THE OUTSIDE EDGE OF CURB OF PRIVATE RD IN SD TRACT 7, (SD PT BEING ON THE ARC OF A CURVE WHOSE RADIUS PT LIES N 33 DEG 59 MIN 26 SEC W , 250 FT), TH SWLY ALG SD OUTSIDE EDGE OF CURB AND THE ARC OF SD CURVE, THRU A C/A OF 05 DEG 48 MIN 42 SEC,

Tax Lot: 7

Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

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

ExteriorFeatures: Private Mailbox

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Skylight(s)

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

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

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Appointment Only, Combination Lock Box, Lock Box Coded, ShowingTime



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