

36 NEW FAWN COURT SAFETY HARBOR FL 34695

https://candiscarmichael.com



Welcome to the VERY DESIRABLE 55+ COMMUNITY in Safety Harbor’s BRIAR CREEK where you have LOT OWNERSHIP! This NEWER MOVE-IN READY home is one of the NEWEST units— JACOBSEN HOMES BUILT IN 2016—and features 2 bedrooms, 2 baths plus a den/office with French doors. The open concept floor plan features HIGH CEILINGS adding to the [...]

- 2 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1442 sq ft



Courtesy of

**Listing Office:** KELLER WILLIAMS REALTY- PALM H  
**Status:** Active

**Office ID:** MFR260010721  
**MLS ID:** MFRTB8441179



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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/TB8441179>

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## Basics

**Unit Number:** 34

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4003 sq ft

**UnitNumber:** 34

**ListOfficeName:** KELLER WILLIAMS REALTY-  
PALM H

**Bathrooms Full:** 2

**Category:** Manufactured Home

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1442 sq ft

**Year built:** 2016

**SubdivisionName:** BRIAR CREEK MOBILE HOME  
COMMUNITY I CONDO

**ListAOR:** mfrmls

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## Location Details

**Township:** 28

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Luxury Vinyl

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer

**Laundry Features:** Common Area

**Carport Spaces:** 1

**Exterior Features:** Awning(s)

**Utilities:** BB/HS Internet Available, Cable Available

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** BRIAR CREEK MOBILE HOME COMMUNITY I CONDO

**Levels:** One

**Foundation Details:** Pillar/Post/Pier

**Listing Terms:** Cash, Conventional

**Parcel Number:** 21-28-16-11151-002-0340

**Direction Faces:** Southwest

**Construction Materials:** Vinyl Siding

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Golf Carts OK, Pool

**Association Fee:** 223

**Association Fee Includes:** Pool, Sewer, Trash, Water

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## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** BRIAR CREEK MOBILE HOME COMMUNITY I CONDO BLK B, LOT 34

**Tax Annual Amount:** \$3,573

**Tax Lot:** 34



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# Rooms

Room type	Level
Primary Bedroom	First
Bedroom 2	First
Primary Bathroom	First
Bathroom 2	First
Kitchen	First
Living Room	First

# Amenities & Features

<b>Waterfront available:</b> No	<b>GarageYN:</b> No
<b>AttachedGarageYN:</b> No	<b>FireplaceYN:</b> No
<b>PoolPrivateYN:</b> No	<b>Cooling:</b> Central Air
<b>CommunityFeatures:</b> Clubhouse, Golf Carts OK, Pool	<b>ExteriorFeatures:</b> Awning(s)
<b>Utilities:</b> BB/HS Internet Available, Cable Available	<b>Features:</b> Ceiling Fans(s), Crown Molding, Walk-In Closet(s), Window Treatments
<b>Amenities:</b> Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer	

# Building Details

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box



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