



One or more photo(s) has been virtually staged. A charismatic residence influenced by the architecture of Key West, is in a vibrant gated, harbor/boating community perched within lush, wooded confines along the Braden River. As you enter the property you will find a lovely family room, modern kitchen and more. Three bedrooms and two full [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1628 sq ft



Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC  
**Status:** Active

**Office ID:** MFR279508652  
**MLS ID:** MFRO6359524



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 47 minutes ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2701 sq ft

**SubdivisionName:** HARBORAGE ON BRADEN RIVER PH II

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1628 sq ft

**Year built:** 2006

**ListOfficeName:** BEYCOME OF FLORIDA LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 35

**Road Surface Type:** Paved

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## Property Features

**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Courtyard, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Storage

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Sewer Connected, Underground Utilities

**Sewer:** Public Sewer

**Heating:** Heat Pump

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer, Wine Refrigerator

**Laundry Features:** Inside, Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished



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## Property Details

**Subdivision Name:** HARBORAGE ON BRADEN RIVER PH II

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 1735716409

**Direction Faces:** East

**Construction Materials:** Block

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

**Community Features:** Gated  
Community - No Guard, Street Lights

**Association Fee:** 975

**Association Fee Includes:** Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Maintenance, Management, None, Pest Control, Private Road, Recreational Facilities, Security

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## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** LOT 109 HARBORAGE ON BRADEN RIVER PHASE II PI#17357.1640/9

**Tax Annual Amount:**  
\$4,446

**Tax Lot:** 109

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## Rooms



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| Room type           | Level  |
|---------------------|--------|
| Primary Bedroom     | Second |
| Bedroom 2           | Second |
| Den                 | Second |
| Dinette             | First  |
| Family Room         | First  |
| Living Room         | First  |
| Kitchen             | First  |
| Primary Bathroom    | Second |
| Bathroom 2          | Second |
| Bathroom 3          | First  |
| Balcony/Porch/Lanai | First  |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Gated Community - No Guard, Street Lights

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Sewer Connected, Underground Utilities

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer, Wine Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Courtyard, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Storage

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Heat Pump

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Call Owner, See Remarks



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