# 6010 BROAD RIVER RUN ELLENTON FL 34222

https://candiscarmichael.com










Welcome to 6010 Broad River Run in Ellenton! Enjoy Florida living at its best in this inviting home featuring valuable upgrades and desirable community amenities. Peace of mind comes with hurricane impact windows, a newer roof, newer A/C system, and newer water heater, providing added comfort and convenience for the next owner. Located in a [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2067 sq ft

## Courtesy of

**Listing Office:** DALTON WADE INC

**Office ID:** MFR260031661

**Status:** Active

**MLS ID:** MFRA4712071

### Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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## Description

**Virtual Tour:** https://my.matterport.com/show/?m=trM6ynSHsnN

## Basics

**Bathrooms Full:** 2
**Bathrooms Half:** 1
**Date added:** Added 4 minutes ago
**Category:** Single Family Residence
**Type:** Residential
**Bedrooms: 3** beds
**Bathrooms: 3** baths
**Half baths: 1** half bath
**Floors: 2** floors
**Area, sq ft: 2067** sq ft
**Lot size, sq ft: 8337** sq ft
**Year built:** 2003
**SubdivisionName:** COVERED BRIDGE ESTATES PH 3A
**ListOfficeName:** DALTON WADE INC
**GarageSpaces:** 2
**ListAOR:** mfrmls

## Location Details

**Township:** 34S
**Road Surface Type:** Asphalt, Paved
**Elementary School:** Virgil Mills Elementary
**Middle Or Junior School:** Buffalo Creek Middle
**High School:** Palmetto High

## Property Features


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**Interior Features:** Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Softener

**Flooring:** Bamboo, Hardwood, Tile

**Laundry Features:** Inside, Laundry Room, Sink

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

**Parking Features:** Driveway, Garage Door Opener, Ground Level, Off Street

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Garden, Hurricane Shutters, Private Yard

**Fencing:** Vinyl

**Roof:** Shingle

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

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Electric, Heat Pump

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** COVERED BRIDGE ESTATES PH 3A

**Parcel Number:** 746520259

**Levels:** Two

**Direction Faces:** South

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

## Association Information

**Association YN:** Yes

**Association Fee:** 275

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Pool, Escrow Reserves Fund, Fidelity Bond, Management, Recreational Facilities

**Association Amenities:** Fence Restrictions, Fitness Center, Lobby Key Required, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities

**Community Features:** Buyer Approval Required, Clubhouse, Deed Restrictions, Playground, Pool, Sidewalks, Tennis Court(s)


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# Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** $1,765

**Tax Legal Description:** LOT 104 COVERED BRIDGE ESTATES PHASE 3A PI#7465.2025/9

**Tax Lot:** 104

# Rooms

| Room type | Dimensions | Level | Length | Width |
|---|---|---|---|---|
| Primary Bedroom | 12x16 | First | 16 | 12 |
| Bedroom 2 | 10x12 | Second | 12 | 10 |
| Bedroom 3 | 10x12 | Second | 12 | 10 |
| Loft | 13x16 | Second | 16 | 13 |
| Great Room | 14x20 | First | 20 | 14 |
| Dining Room | 12x12 | First | 12 | 12 |
| Kitchen | 12x12 | First | 12 | 12 |
| Dinette | 12x10 | First | 10 | 12 |
| Foyer | 6x11 | First | 11 | 6 |


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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Playground, Pool, Sidewalks, Tennis Court(s)

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

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Garden, Hurricane Shutters, Private Yard

**Features:** Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener, Ground Level, Off-street

**Heating:** Central, Electric, Heat Pump

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment, Private Yard

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Appointment Only, Lock Box Electronic, See Remarks, ShowingTime


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