6261 GREAT BEAR DRIVE LAKELAND FL 33805

https://candiscarmichael.com









The seller will pay \$10,000 towards buyers closing costs or for a reduction of the buyers interest rate with a full price offer.Like new and move-in ready, this pristine two-story home shows like a model and offers the perfect blend of comfort, style, and functionality. With 3 bedrooms, 2.5 baths, and over 2,000 square feet [...]

- 3 beds
- 3 baths
- Residentia
- Single Family Residence
- Active
- 2102 sq ft

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Courtesy of

Listing Office: EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFRL4953627



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Phone: 727-888-3292



Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/L4953627

Basics

Bathrooms Full: 2 Bathrooms Half: 1

Type: Residential **Bedrooms: 3** beds

Bathrooms: 3 baths **Half baths: 1** half bath

Floors: 2 floors Area, sq ft: 2102 sq ft

Lot size, sq ft: 5484 sq ft **Year built:** 2022

View: Trees/Woods, Water SubdivisionName: VILLAGES/BRIDGEWATER VILLAGE 13

ListOfficeName: EXP REALTY LLC GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 27 Road Surface Type: Paved

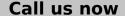
Elem

Middle Or Junior School: Lake Gibson High School: Tenoroc Senior

Middle/Junio

Property Features





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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

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

Flooring: Carpet, Ceramic Tile Laundry Features: Electric Dryer Hookup,

Inside, Laundry Room

Patio And Porch Features: Covered, Front Parking Features: Driveway, Garage Door

Porch, Rear Porch Opener

Garage YN: Yes **Attached Garage YN:** Yes

Garage Spaces: 2 Pets Allowed: Cats OK, Dogs OK, Yes

Exterior Features: Sidewalk, Sliding Doors **Roof:** Shingle

Security Features: Smoke Detector(s) **Window Features:** Blinds, Double Pane

Windows

Architectural Style: Contemporary, Florida Utilities: BB/HS Internet Available, Cable

Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water

Connected

Vegetation: Mature Landscaping **View:** Trees/Woods, Water

Water Source: Public Sewer: Public Sewer

Cooling: Central Air **Heating:** Central, Electric

Furnished: Unfurnished Lot Features: Cul-De-Sac, In County, Level,

Sidewalk, Paved

Property Details

Subdivision Name: VILLAGES/BRIDGEWATER **Parcel Number:** 24-27-21-161764-000180

VILLAGE 13

Levels: Two Direction Faces: West

Foundation Details: Slab Construction Materials: Block, Stucco,

Frame

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information





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Association YN: Yes **Association Fee:** 142

Association Fee Frequency: Monthly

Fees&Taxes

Tax Year: 2024 Tax Annual Amount: \$5,360

Tax Other Annual Assessment Tax Legal Description: VILLAGES AT BRIDGEWATER

VILLAGE 13 PB 183 PG 44-45 LOT 18

Tax Lot: 18

Amount: 1258

Rooms





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Room type	Dimensions	Level	Length	Width
Great Room	14x15	First	15	14
Dining Room	10x15	First	15	10
Kitchen	11x15	First	15	11
Primary Bedroom	13x16	First	16	13
Primary Bathroom	9x9.5	First	9.5	9
Laundry	5x9	First	9	5
Bedroom 2	11x11.5	Second	11.5	11
Bedroom 3	11x11.5	Second	11.5	11
Bathroom 2	6x9.5	Second	9.5	6
Loft	9x14	Second	14	9

Amenities & Features





Phone: 727-888-3292



Waterfront available: No AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

ExteriorFeatures: Sidewalk, Sliding Doors

Exterior editales sidewalk, sliding books

Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

GarageYN: Yes
FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Double Pane

Windows

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

Water Connected

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

Refrigerator, Washer

Building Details

ArchitecturalStyle: Contemporary, Florida NewConstructionYN: No

Heating: Central, Electric **Exterior material:** Block, Frame, Stucco

Roof: Shingle **Parking:** Driveway, Garage Door Opener

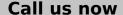
Miscellaneous

Ownership: Fee Simple Occupant Type: Owner

Other Equipment: Irrigation Showing Requirements: Appointment Only,

Equipment Combination Lock Box, See Remarks, ShowingTime





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