

6764 BROAD RIVER AVENUE LAND O LAKES FL 34638
https://candiscarmichael.com



Welcome to this stunning ****2025 D.R. Horton Holden model****, offering ****4 bedrooms with a bonus/office room, 3 full bathrooms****, and an incredibly versatile floor plan designed for today’s lifestyle. Built with ****all-concrete block construction on both the first and second stories**** and equipped with ****D.R. Horton’s Smart Home System****, this home combines quality, efficiency, and [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3313 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6427522



Call us now

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



Description

Virtual Tour:

<https://www.homes.com/property/6764-broad-river-ave-land-o-lakes-fl/ctg961n5r51mm/?dk=598yf06pzf4st>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 5750 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 34 minutes ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 3313 sq ft

Year built: 2025

SubdivisionName: DEERBROOK PH 1

GarageSpaces: 2

Location Details

Township: 26

Road Responsibility: Private Maintained Road

Middle Or Junior School: Pine View Middle-PO

Road Surface Type: Asphalt, Paved

Elementary School: Connerton Elem

High School: Land O' Lakes High-PO

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Patio

Waterfront Features: Pond

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Window Features: Double Pane Windows, Low-Emissivity Windows

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: In County, Landscaped, Sidewalk, Paved

Appliances: Dishwasher, Microwave, Range

Laundry Features: Laundry Room, Upper Level

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

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

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: DEERBROOK PH 1

Levels: Two

Builder Name: DR Horton

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 02 26 18 0090 00600 0130

Direction Faces: West

Builder Model: Holden

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 27



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 3757

Tax Lot: 13

Tax Annual Amount: \$5,077

Tax Legal Description: DEERBROOK PHASE 1 PB 93 PG 038 BLOCK 6 LOT 13

Rooms

Room type	Dimensions	Level	Length	Width
Dining Room	12.9x12.11	First	12.11	12.9
Kitchen	12.9x13.8	First	13.8	12.9
Living Room	14.1x26.7	First	26.7	14.1
Primary Bedroom	16.4x14.3	Second	14.3	16.4

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

WindowFeatures: Double Pane Windows, Low-Emissivity Windows

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

Amenities: Dishwasher, Microwave, Range

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Appointment Only

Occupant Type: Owner



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE