

# 6862 BROAD RIVER AVENUE LAND O LAKES FL 34638

<https://candiscarmichael.com>



Step into a nearly new home without the wait! Built in 2024, this stunning property shows like a model and is packed with thoughtful upgrades and modern features throughout. From the moment you enter, you'll notice the elevated details—upgraded lighting fixtures add style and warmth to every space, while plantation shutters provide timeless window treatments. The [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2045 sq ft



## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Status:** Active

**Office ID:** MFR260011623

**MLS ID:** MFRTB8499906



### Call us now

Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8499906>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6171 sq ft

**View:** Trees/Woods

**ListOfficeName:** FUTURE HOME REALTY INC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2045 sq ft

**Year built:** 2024

**SubdivisionName:** DEERBROOK PH 1

**GarageSpaces:** 2

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## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

**Elementary School:** Connerton Elem **Middle Or Junior School:** Pine View Middle-PO

**High School:** Land O' Lakes High-PO

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## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Solid Wood Cabinets, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Conservation Area, Sidewalk, Paved

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## Property Details

**Subdivision Name:** DEERBROOK PH 1

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 18-26-02-009.0-006.00-002.0

**Direction Faces:** Southwest

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 320

**Community Features:** Deed Restrictions, Dog Park, Playground, Pool, Sidewalks, Street Lights

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$7,776

**Tax Other Annual Assessment Amount:** 3231

**Tax Legal Description:** DEERBROOK PHASE 1 PB 93 PG 038 BLOCK 6 LOT 2

**Tax Lot:** 2

## Rooms

Room type	Dimensions	Level	Length	Width
Great Room	22x17	First	17	22
Kitchen	11x14	First	14	11
Dining Room	11x9	First	9	11
Primary Bedroom	15x15	First	15	15
Bedroom 2	11x11	First	11	11
Bedroom 3	12x11	First	11	12
Bedroom 4	11x11	First	11	11

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Dog Park, Playground, Pool, Sidewalks, Street Lights

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

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Open Floorplan, Solid Wood Cabinets, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Lock Box Electronic-CBS Code Required, ShowingTime



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