

6862 BROAD RIVER AVENUE LAND O LAKES FL 34638

<https://candiscarmichael.com>



Seller is offering \$10,000 in closing costs for Buyer's closing costs and prepaids with an acceptable offer. 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 [...]

- 4 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



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

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

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: 4 beds

Half baths: 1 half bath

Area, sq ft: 2045 sq ft

Year built: 2024

SubdivisionName: DEERBROOK PH 1

GarageSpaces: 2

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

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

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

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Association Fee: 320

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

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

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

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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