

# 7031 CHATUM LIGHT RUN BRADENTON FL 34212

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. For sale is one of the very few, and rarely available, single-story homes in the lighthouse cove community ! Located in Heritage Harbour, one of the most sought-after communities in Bradenton, the property features a lush lawn, beautiful Florida landscaping and a plethora of updates ! Featuring [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1550 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4685930



## Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms:** 2 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1550 sq ft

**Lot size, sq ft:** 5271 sq ft

**Year built:** 2005

**SubdivisionName:** LIGHTHOUSE COVE AT HERITAGE HARBOUR UN 1

**ListOfficeName:** EXP REALTY LLC **GarageSpaces:** 2

**ListAOR:** mfrmls

---

## Location Details

**Township:** 34S

**Road Surface Type:** Paved

---

## Property Features

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Window Treatments

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

**Flooring:** Ceramic Tile, Luxury Vinyl

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Sidewalk, Sliding Doors

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Electric

**Furnished:** Unfurnished



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Property Details

**Subdivision Name:** LIGHTHOUSE COVE AT HERITAGE HARBOUR UN 1

**Parcel Number:** 1108608359

**Levels:** One

**Direction Faces:** South

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

---

## Association Information

**Association YN:** Yes

**Association Fee:** 127

**Association Fee Frequency:** Quarterly

**Community Features:** Deed Restrictions, Park, Playground, Sidewalks

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$758

**Tax Other Annual Assessment Amount:** 535

**Tax Legal Description:** LOT 3127 LIGHTHOUSE COVE AT HERITAGE HARBOUR UNIT 1 PI#11086.0835/9

**Tax Lot:** 3127

---

## Rooms



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x17	First	17	14
Bedroom 2	12x11	First	11	12
Living Room	14x16	First	16	14
Kitchen	11x9	First	9	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Park, Playground, Sidewalks

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Window Treatments

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

## Miscellaneous



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Combination Lock Box,  
ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE