

# 7136 CHATUM LIGHT RUN BRADENTON FL 34212

<https://candiscarmichael.com>



\$320,000



Short Sale. Price reduced! Here is an unbelievable value. This is a Short Sale, which means it will just take a few extra weeks to close (Check with your agent or attorney for more details) but the savings will be worth it. Here's a 3-bedroom, 2.5-bathroom, 2 story home in Heritage Harbor, asking \$320,000. A [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1834 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRTB8469096



### Call us now

Phone: 727-888-3292

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



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1834 sq ft

**Year built:** 2008

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 4800 sq ft

**SubdivisionName:** LIGHTHOUSE COVE AT HERITAGE HARBOUR UN 2

**GarageSpaces:** 2

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## Location Details

**Township:** 34S

**Road Surface Type:** Asphalt

**Elementary School:** Freedom Elementary

**Middle Or Junior School:** Carlos E. Haile Middle

**High School:** Braden River High

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## Property Features



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**Interior Features:** Ceiling Fans(s), PrimaryBedroom Upstairs, Solid Wood Cabinets, Walk-In Closet(s)

**Flooring:** Carpet, Luxury Vinyl, Tile

**Parking Features:** Driveway, Garage Door Opener, Ground Level, Off Street

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

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

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Level, Sidewalk, Paved

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

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Private Yard, Sidewalk, Sliding Doors

**Window Features:** Insulated Windows

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** LIGHTHOUSE COVE AT HERITAGE HARBOUR UN 2

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 1108613009

**Direction Faces:** South

**Construction Materials:** Concrete, Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Community Features:** Fitness Center, Golf, Playground, Sidewalks, Tennis Court(s)

**Association Fee:** 137

**Association Amenities:** Fitness Center, Golf Course, Playground, Pool, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$5,361

**Tax Other Annual Assessment Amount:** 713

**Tax Legal Description:** LOT 3190 LIGHTHOUSE COVE AT HERITAGE HARBOUR UNIT 2 PI#11086.1300/9

**Tax Lot:** 3190

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	13x11	First	11	13
Kitchen		First		
Dining Room	8x8	First	8	8
Primary Bedroom	14x12	Second	12	14
Bedroom 2	12x10	Second	10	12
Bedroom 3	12x10	Second	10	12

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Fitness Center, Golf, Playground, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Hurricane Shutters, Private Yard, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), PrimaryBedroom Upstairs, Solid Wood Cabinets, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Insulated Windows

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

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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete, Stucco

**Parking:** Driveway, Garage Door Opener, Ground Level, Off-street

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Private Yard **Showing Requirements:** Call Before Showing, Lockbox



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