

# 7152 CHATUM LIGHT RUN BRADENTON FL 34212

<https://candiscarmichael.com>



\$399,000



One or more photo(s) has been virtually staged. SOLAR PANELS PAID OFF!  
Very low electricity bill!! This spacious 4-bedroom, 2.5-bath home with a 2-car garage combines modern upgrades with serene Florida living. Enjoy peace of mind with major updates completed this year, including a BRAND NEW ROOF, NEW HVAC SYSTEM WITH NEW DUCTWORK, and FRESH [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2238 sq ft



## Courtesy of

**Listing Office:** LUXURY & BEACH REALTY INC

**Status:** Active

**Office ID:** MFR260031365

**MLS ID:** MFRTB8442589



### 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

**Floors:** 2 floors

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

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

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2238 sq ft

**Year built:** 2007

**ListOfficeName:** LUXURY & BEACH REALTY INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 34S

**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Vinyl

**Patio And Porch Features:** Patio, Screened

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Cooktop, Dishwasher, Dryer, Freezer, Ice Maker, Microwave, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Sliding Doors

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

**Sewer:** Public Sewer

**Heating:** Central, Electric



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## Property Details

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

**Levels:** Two

**Foundation Details:** Concrete Perimeter, Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 1108613409

**Direction Faces:** South

**Construction Materials:** Block, Cement Siding, Concrete, Stucco, Frame

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 127

**Community Features:** Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 300

**Tax Lot:** 3198

**Tax Annual Amount:** \$3,505

**Tax Legal Description:** LOT 3198 LIGHTHOUSE COVE AT HERITAGE HARBOUR UNIT 2 PI#11086.1340/9

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## Green Building Info

**Green Energy Generation:** Solar **Green Energy Efficient:** Roof, Solar Energy Storage On Site

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## Rooms



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Room type	Level
Foyer	First
Kitchen	First
Dinette	First
Laundry	First
Bathroom 1	First
Dining Room	First
Living Room	First
Primary Bedroom	Second
Primary Bathroom	Second
Bedroom 2	Second
Bedroom 3	Second
Bedroom 4	Second
Loft	Second
Bathroom 3	Second



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Street Lights

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

**Amenities:** Cooktop, Dishwasher, Dryer, Freezer, Ice Maker, Microwave, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters, Lighting, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Block, Cement Siding, Concrete, Frame, Stucco

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Combination Lock Box



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