

7152 CHATUM LIGHT RUN BRADENTON FL 34212

https://candiscarmichael.com



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



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



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

Location Details

Township: 34S

Road Surface Type: Asphalt

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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THE STANDARD OF EXCELLENCE

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

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 127

Community Features: Street Lights

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

Green Building Info

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

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)

Building Details

NewConstructionYN: No

Heating: Central, Electric

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

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Combination Lock Box



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