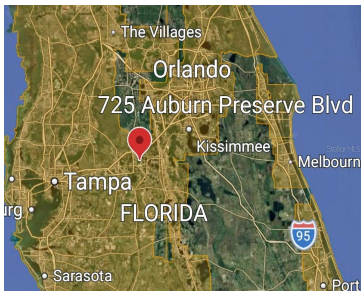


725 AUBURN PRESERVE BOULEVARD AUBURNDALE FL 33823

<https://candiscarmichael.com>



\$298,100



Under contract-accepting backup offers. PRICE REDUCED!! USDA ELIGIBLE! GREAT CURB APPEAL WITH GORGEOUS ETCHED GLASS ENTRY DOOR! THIS 3/2/2 HOME OFFERS 2 LIVING AREAS FORMAL DINING ROOM AND OFFICE OR DRESSING ROOM OFF MASTER OPENING TO THE PRIVATE SCREENED IN PORCH AREA! THIS LENNAR BUILT SOLID CBS CONSTRUCTION IS THE UPGRADED KENSINGTON MODEL! OPEN CONCEPT [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Pending
- 1631 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Pending

Office ID: MFR260031661

MLS ID: MFRP4938200



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/P4938200>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 7701 sq ft

SubdivisionName: AUBURN PRESERVE

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1631 sq ft

Year built: 2006

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Location Details

Township: 27

Elementary School: Berkley Elem

High School: Auburndale High School

Road Surface Type: Asphalt

Middle Or Junior School: Berkley Accelerated Middle

Property Features



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Interior Features: Cathedral Ceiling(s), Walk-In Closet(s)

Flooring: Ceramic Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Dog Run, Hurricane Shutters, Private Mailbox, Private Yard, Rain Gutters, Sliding Doors

Utilities: Cable Connected, Public

Sewer: Public Sewer

Heating: Electric

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

Laundry Features: Inside, Laundry Room

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Partially

Property Details

Subdivision Name: AUBURN PRESERVE

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 25-27-21-299501-000040

Direction Faces: North

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 36

Fees&Taxes

Tax Year: 2025

Tax Legal Description: AUBURN PRESERVE PB 137 PGS 25 THRU 28 LOT 4

Tax Annual Amount: \$1,612

Tax Lot: 4



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Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Dog Run, Hurricane Shutters, Private Mailbox, Private Yard, Rain Gutters, Sliding Doors

Features: Cathedral Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Cable Connected, Public

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

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Electric

Roof: Shingle

Miscellaneous



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Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Private Yard

Showing Requirements: Appointment Only, Call Before Showing, Call Listing Agent, Combination Lock Box



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