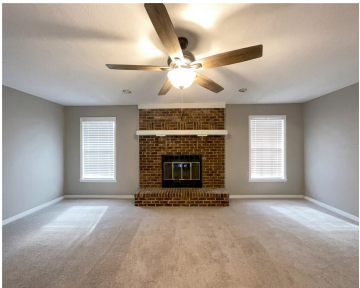


752 BRIARCREST DRIVE ORANGE CITY FL 32763

https://candiscarmichael.com



One or more photo(s) has been virtually staged. Enjoy the Florida lifestyle in this quiet, secluded neighborhood! This move-in-ready POOL home offers an open floor plan with 3 bedrooms, 2 full baths, an updated kitchen, spacious living areas, a lanai, and a 2-car garage. Recent updates include a new roof for added peace of mind. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1623 sq ft



Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRO6379227



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6379227>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 14732 sq ft

**View:** Pool

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1623 sq ft

**Year built:** 1985

**SubdivisionName:** BRIARWOOD SOUTH

**GarageSpaces:** 2

---

## Location Details

**Township:** 18

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Manatee Cove Elem

**Middle Or Junior School:** River Springs Middle School

**High School:** University High School-VOL

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat

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

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

**Pool Features:** In Ground, Screen Enclosure

**Fireplace Features:** Living Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Roof:** Shingle

**Architectural Style:** Florida, Ranch

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Electric Water Heater, Range, Range Hood, Refrigerator

**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Pool Private YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced

**Security Features:** Smoke Detector(s)

**Utilities:** Electricity Connected, Water Connected

**View:** Pool

**Sewer:** Septic Tank

**Heating:** Central, Electric

**Lot Features:** In County, Paved

---

## Property Details

**Subdivision Name:** BRIARWOOD SOUTH

**Levels:** One

**Number Of Lots:** 1

**Construction Materials:** Brick

**Property Condition:** Completed

**Parcel Number:** 801515000150

**Direction Faces:** North

**Foundation Details:** Slab

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

---

## Fees&Taxes



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**Tax Year:** 2025

**Tax Legal Description:** LOT 15 BRIARWOOD SOUTH SUB MB 39 PG 100 PER OR 2829 PG 1652 PER DC 5547 PG 3236 PER OR 5547 PG 3237 PER OR 7038 PG 3418 PER OR 7089 PGS 1447-1448

**Tax Annual Amount:** \$3,712

**Tax Lot:** 15

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	11x11	First	11	11
Living Room	21x15	First	15	21
Primary Bedroom	15x20	First	20	15

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Smoke Detector(s)

**PoolFeatures:** In Ground, Screen Enclosure

**Features:** Ceiling Fans(s), Living Room, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Utilities:** Electricity Connected, Water Connected

**Amenities:** Dishwasher, Electric Water Heater, Range, Range Hood, Refrigerator

## Building Details

**ArchitecturalStyle:** Florida, Ranch

**NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Brick

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener

---

## Miscellaneous

**Ownership:** Fee Simple   **Home Warranty YN:** Yes

**Occupant Type:** Vacant   **Showing Requirements:** Combination Lock Box, Lockbox, Lock Box Coded, Lock Box No Call, ShowingTime



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