#### **76 HICKORY BRANCH LANE SAFETY HARBOR FL 34695**

https://candiscarmichael.com



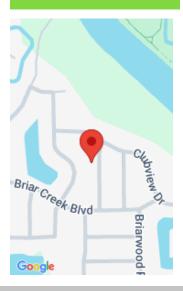
Light and bright 2 bedroom 2 bath furnished home in terrific condition. Central heat & air installed April of 2021, roofover Mar 19/2019, vapor barrier approx 3 years, grey pipe replaced. The house has laminate floors and has been super well cared for. You may have a cat in this 55+ home. Turnkey House!!! Room [...]







- 2 beds
- 2 baths
- Residential
- Manufactured
- Active
- 1144 sq ft







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## **Courtesy of**

Listing Office: CHARLES RUTENBERG REALTY INC Status: Active

Office ID: MFR260000779 MLS ID: MFRTB8355703

# Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/TB8355703

#### **Basics**

Unit Number: 8	Bathrooms Full: 2
Date added: Added 1 week ago	Category: Manufactured Home - Post 1977
Type: Residential	Bedrooms: 2 beds
Bathrooms: 2 baths	Half baths: 0 half baths
Floors: 1 floor	Area, sq ft: 1144 sq ft
Lot size, sq ft: 4299 sq ft	Year built: 1984
UnitNumber: 8	SubdivisionName: BRIAR CREEK MOBILE HOME COMMUNITY II CONDO
ListOfficeName: CHARLES RUTENBERG REALTY INC	ListAOR: mfrmls

# **Location Details**

Township: 28 Road Responsibility: Private Maintained Road Road Surface Type: Paved

## **Property Features**



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s)

Flooring: Laminate

Patio And Porch Features: Front Porch, Screened, Side Porch

Spa Features: Heated, In Ground

Carport Spaces: 1

**Exterior Features:** Private Mailbox, Sliding Doors, Storage

**Utilities:** Public, Sewer Connected, Street Lights, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

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

Laundry Features: Electric Dryer Hookup, Washer Hookup

Pool Features: Heated, In Ground

Carport YN: Yes

Pets Allowed: Cats OK

Roof: Membrane, Metal, Roof Over

Water Source: Public

Cooling: Central Air Furnished: Furnished

#### **Property Details**

Subdivision Name: BRIAR CREEK MOBILE HOME COMMUNITY II CONDO	Parcel Number: 21-28-16-11152-014-0080
Levels: One	Direction Faces: East
Builder Model: Fleetwood	Foundation Details: Crawlspace
Construction Materials: Metal Siding	Listing Terms: Cash

## **Association Information**

**Association Fee Includes:** Pool, Maintenance Grounds, Private Road, Recreational Facilities, Sewer, Trash, Water

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Fitness Center, Golf Carts OK, Pool **Association Amenities:** Clubhouse, Fitness Center, Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub

#### Fees&Taxes



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**Tax Legal Description:** BRIAR CREEK MOBILE HOME COMMUNITY II CONDO BLK N, LOT 8 Tax Annual Amount: \$1,858 Tax Lot: 8

#### Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14.2x19.7	First	19.7	14.2
Kitchen	10.1×10.3	First	10.3	10.1
Primary Bedroom	13.2x15.7	First	15.7	13.2
Bedroom 2	12.1x11.6	First	11.6	12.1

# **Amenities & Features**

Waterfront available: No	GarageYN: No
AttachedGarageYN: No	FireplaceYN: No
PoolPrivateYN: No	Cooling: Central Air
Spa Features: Heated, In Ground	<b>CommunityFeatures:</b> Association Recreation - Owned, Buyer Approval Required, Clubhouse, Fitness Center, Golf Carts OK, Pool
<b>ExteriorFeatures:</b> Private Mailbox, Sliding Doors, Storage	PoolFeatures: Heated, In Ground
<b>Utilities:</b> Public, Sewer Connected, Street Lights, Underground Utilities, Water Connected	<b>Features:</b> Cathedral Ceiling(s), Ceiling Fans(s)
Amenities: Dishwasher, Dryer, Electric Water	

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

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# **Building Details**

NewConstructionYN: No Exterior material: Metal Siding

Heating: Central, Electric Roof: Membrane, Metal, Roof Over

# Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, Call Before Showing, Call Owner, Lock Box Electronic, ShowingTime



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