

828 LUMSDEN RESERVE DRIVE BRANDON FL 33511

https://candiscarmichael.com



Discover the charm of Lumsden Reserve, a beautiful gated townhome community offering low-maintenance living, mature landscaping, and a peaceful setting in the heart of Brandon! This spacious 3-bedroom, 2.5-bath townhome offers over 2,300 square feet of living space, a thoughtfully designed floor plan, and plenty of room to spread out. Lovingly maintained by its original [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2310 sq ft



Courtesy of

**Listing Office:** KELLER WILLIAMS SOUTH TAMPA

**Status:** Active

**Office ID:** MFR773203

**MLS ID:** MFRTB8555877



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



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## Description

**Virtual Tour:** [my.matterport.com/show/?m=CftUyhwBV5s&mls=1](https://my.matterport.com/show/?m=CftUyhwBV5s&mls=1)

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 5 minutes ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2310 sq ft

**Year built:** 2005

**SubdivisionName:** LUMSDEN RESERVE  
TOWNHOMES

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 3049 sq ft

**View:** Trees/Woods

**ListOfficeName:** KELLER WILLIAMS SOUTH  
TAMPA

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## Location Details

**Township:** 29

**Elementary School:** Brooker-HB

**High School:** Brandon-HB

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Mann-HB

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Luxury Vinyl, Wood

**Patio And Porch Features:** Deck, Patio, Porch

**Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Conservation Area, In County, Level, Near Public Transit, Sidewalk, Paved, Private

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range

**Laundry Features:** Inside, Laundry Room, Upper Level

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

**Attached Garage YN:** Yes

**Exterior Features:** Balcony, Private Yard, Rain Gutters, Sidewalk

**Security Features:** Gated Community, Secured Garage/Parking, Security System Owned, Smoke Detector(s)

**Architectural Style:** Contemporary

**Vegetation:** Mature Landscaping, Oak Trees, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** LUMSDEN RESERVE TOWNHOMES

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** U-26-29-20-69K-000000-00010.0

**Direction Faces:** East

**Construction Materials:** Frame

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## Association Information



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**Association YN:** Yes  
**Association Fee Frequency:** Monthly  
**Community Features:** Deed Restrictions

**Association Fee:** 462.52  
**Association Amenities:** Gated

## Fees&Taxes

**Tax Year:** 2025  
**Tax Annual Amount:** \$2,594  
**Tax Legal Description:** LUMSDEN RESERVE TOWNHOMES LOT 10  
**Tax Lot:** 000100

## Rooms

| Room type       | Dimensions | Level  | Length | Width |
|-----------------|------------|--------|--------|-------|
| Bedroom 2       | 15x12      | Second | 12     | 15    |
| Bedroom 3       | 15x12      | Second | 12     | 15    |
| Dining Room     | 12x10      | First  | 10     | 12    |
| Kitchen         | 12x10      | First  | 10     | 12    |
| Great Room      | 23x14      | First  | 14     | 23    |
| Primary Bedroom | 18x17      | Second | 17     | 18    |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Secured Garage/Parking, Security System Owned, Smoke Detector(s)

**WindowFeatures:** Blinds, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions

**ExteriorFeatures:** Balcony, Private Yard, Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Frame

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

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box

**Home Warranty YN:** Yes

**Other Equipment:** Irrigation Equipment, Private Yard



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