

8316 ABINGDON COURT BRADENTON FL 34201

<https://candiscarmichael.com>



Experience “better than new” luxury in the gated University Park Country Club. Offered mostly furnished with a few exceptions. Situated on one of Kenwood Park’s largest sites (over 1/3 acre), this home offers serene lake views and a side-load garage with a new roof (2023). Meticulously updated in 2022, every surface has be refined. The [...]

- 3 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2768 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRA4685307



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4685307>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 2768 sq ft

Year built: 2006

SubdivisionName: KENWOOD PARK

GarageSpaces: 2

Bathrooms Half: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 2 half baths

Lot size, sq ft: 17537 sq ft

View: Water

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Location Details

Township: 35

Elementary School: Robert E Willis Elementary

High School: Braden River High

Road Surface Type: Paved

Middle Or Junior School: Braden River Middle

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Dry Bar, Eat-in Kitchen, High Ceilings, Solid Surface Counters, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Luxury Vinyl, Tile

Patio And Porch Features: Covered, Rear Porch, Screened

Fireplace Features: Decorative, Electric, Family Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Awning(s), Fire Pit, Outdoor Shower, Rain Gutters, Sliding Doors

Security Features: Gated Community

Architectural Style: Custom

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Partially

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Refrigerator, Washer, Water Softener, Wine Refrigerator

Laundry Features: Inside

Fireplace YN: Yes

Parking Features: Driveway, Garage Door Opener, Garage Faces Side, Oversized

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Concrete, Tile

Window Features: Drapes, Shades, Shutters, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Landscaped, Oversized Lot, Paved

Property Details

Subdivision Name: KENWOOD PARK

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 2054165809

Direction Faces: Southeast

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 2360

Association Fee Includes: Cable TV, Pool, Escrow Reserves Fund, Internet, Maintenance Grounds, Maintenance, Management, Private Road, Recreational Facilities, Security

Community Features: Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Restaurant, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Legal Description: LOT 46 KENWOOD PARK
PI#20541.6580/9

Tax Annual Amount: \$11,387

Tax Lot: 46

Rooms



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Room type	Dimensions	Level	Length	Width
Dining Room	13x12	First	12	13
Living Room	21x19	First	19	21
Den	13x11	First	11	13
Dinette	11x10	First	10	11
Kitchen	10x13	First	13	10
Primary Bedroom	18x17	First	17	18
Primary Bathroom	11x13	First	13	11
Bedroom 2	13x13	First	13	13
Bathroom 2	5x6	First	6	5
Bedroom 3	13x13	First	13	13
Balcony/Porch/Lanai	21x30	First	30	21

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

WindowFeatures: Drapes, Shades, Shutters, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Refrigerator, Washer, Water Softener, Wine Refrigerator

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Restaurant, Sidewalks, Tennis Court(s)

ExteriorFeatures: Awning(s), Fire Pit, Outdoor Shower, Rain Gutters, Sliding Doors

Features: Ceiling Fans(s), Crown Molding, Decorative, Dry Bar, Eat-in Kitchen, Electric, Family Room, High Ceilings, Solid Surface Counters, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Custom **NewConstructionYN:** No

Heating: Central, Electric **Exterior material:** Block, Stucco

Roof: Concrete, Tile **Parking:** Driveway, Garage Door Opener, Garage Faces Side, Oversized

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Fire Pit, Irrigation Equipment

Showing Requirements: 24 Hour Notice, Appointment Only, Call Listing Agent, Listing Agent Must Accompany, See Remarks



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