

# 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



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

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

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 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

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## 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

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## 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

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## 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

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## 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)

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## Fees&Taxes

**Tax Year:** 2025

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

**Tax Annual Amount:** \$11,387

**Tax Lot:** 46

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## 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

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## 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

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## 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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