

# 9028 WILLOWBROOK CIRCLE BRADENTON FL 34212

<https://candiscarmichael.com>



Spacious Living with Lake and Conservation Views! Located in the established resort-style community of Heritage Harbour, this home offers a quiet retreat with a functional, open layout. The large backyard and screened porch provide a private outdoor space overlooking a serene lake and protected conservation area. The heart of the home is a wide-open living [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2909 sq ft



## Courtesy of

**Listing Office:** KELLER WILLIAMS ST PETE REALTY

**Status:** Active

**Office ID:** MFR260030730

**MLS ID:** MFRTB8465069



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8465069>

## Basics

**Bathrooms Full:** 3

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 2909 sq ft

**Year built:** 2006

**SubdivisionName:** STONEYBROOK AT  
HERITAGE HARBOUR D-1

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 9383 sq ft

**View:** Park/Greenbelt, Trees/Woods, Water

**ListOfficeName:** KELLER WILLIAMS ST PETE  
REALTY

**ListAOR:** mfrmls

## Location Details

**Township:** 34

**Road Surface Type:** Asphalt

**Elementary School:** Freedom Elementary **Middle Or Junior School:** Carlos E. Haile Middle

**High School:** Parrish Community High

## Property Features



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**Interior Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Concrete

**Patio And Porch Features:** Front Porch, Rear Porch, Screened

**Waterfront Features:** Lake Front

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Concrete, Tile

**Utilities:** Public

**View:** Park/Greenbelt, Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator

**Laundry Features:** Laundry Room

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Private Yard, Sidewalk, Sliding Doors, Sprinkler Metered, Storage

**Architectural Style:** Contemporary

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

**Water Source:** Public

**Cooling:** Central Air, Zoned

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** STONEYBROOK AT HERITAGE HARBOUR D-1

**Levels:** Two

**Foundation Details:** Slab

**Parcel Number:** 1102047709

**Direction Faces:** West

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Basketball Court, Clubhouse, Fitness Center, Golf Course, Pickleball Court(s), Pool, Shuffleboard Court, Tennis Court(s)

**Association Fee:** 276

**Association Fee Includes:** Guard - 24 Hour, Pool, Recreational Facilities, Security

**Community Features:** Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$8,038

**Tax Legal Description:** LOT 714 STONEYBROOK AT HERITAGE HARBOUR SUBPHASE D UNIT 1 PI#11020.4770/9

**Tax Lot:** 714

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	27x29	Second	29	27
Bedroom 1	12x11	Second	11	12
Bathroom 3	12x12	Second	12	12
Bathroom 4	14x12	Second	12	14
Living Room	11x18	First	18	11
Kitchen	12x14	First	14	12
Family Room	11x15	First	15	11
Dining Room	11x18	First	18	11
Balcony/Porch/Lanai	8x16	First	16	8



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# Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s)

**Utilities:** Public

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air, Zoned

**ExteriorFeatures:** Hurricane Shutters, Private Yard, Sidewalk, Sliding Doors, Sprinkler Metered, Storage

**Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

# Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central, Electric, Heat Pump

**Roof:** Concrete, Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

# Miscellaneous

**Ownership:** Fee Simple

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

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box



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