



Experience the pinnacle of waterfront-adjacent luxury at 2504 Cumberland Cliff Drive, a masterfully curated estate situated in the prestigious gated enclave of River Bend in Ruskin, FL. This residence offers an unrivaled lifestyle, combining sophisticated interior design with a private outdoor resort, all just steps from the serene Little Manatee River and the community's private [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3918 sq ft

Courtesy of

Listing Office: COMPASS FLORIDA LLC
Status: Active

Office ID: MFR249532121
MLS ID: MFRTB8484931



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



Description

Virtual Tour:

<https://drive.google.com/file/d/13Y6BApiAb4xajiSFjU9rX8nbT3CrUIZR/view?usp=sharing>

Basics

Bathrooms Full: 4

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 3918 sq ft

Year built: 2014

ListOfficeName: COMPASS FLORIDA LLC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 12244 sq ft

SubdivisionName: SPYGLASS AT RIVER BEND

GarageSpaces: 3

Location Details

Township: 32

Road Surface Type: Asphalt

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Epoxy, Luxury Vinyl, Tile

Pool Private YN: Yes

Spa YN: Yes

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Hurricane Shutters, Lighting, Outdoor Grill, Outdoor Kitchen, Private Mailbox, Rain Gutters, Sliding Doors

Security Features: Gated Community, Smoke Detector(s)

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Microwave, Range, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Pool Features: Heated, In Ground, Lighting, Pool Alarm, Screen Enclosure

Spa Features: Heated, In Ground

Fireplace Features: Electric, Living Room

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Utilities: Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: SPYGLASS AT RIVER BEND

Levels: Two

Builder Name: Lennar

Construction Materials: Block, Stucco

Parcel Number: U-20-32-19-87K-000013-00032.0

Direction Faces: West

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



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Association YN: Yes

Association Fee: 189

Association Fee Frequency: Quarterly

Association Amenities: Basketball Court, Clubhouse, Fitness Center, Playground, Pool, Security

Community Features: Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,056

Tax Other Annual Assessment Amount: 4166

Tax Legal Description: SPYGLASS AT RIVER BEND
LOT 32 BLOCK 13

Tax Lot: 32

Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 2	11x11	First	11	11
Bedroom 3	11x11	First	11	11
Bedroom 4	11x11	First	11	11
Bonus Room	14x16	Second	16	14
Den	12x15	First	15	12
Dining Room	15x11	First	11	15
Family Room	15x17	First	17	15
Kitchen	14x9	First	9	14
Living Room	13x11	First	11	13
Primary Bedroom	14x16	First	16	14
Dinette	8x15	First	15	8
Primary Bathroom		First		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Street Lights

PoolFeatures: Heated, In Ground, Lighting, Pool Alarm, Screen Enclosure

Features: Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Electric, High Ceilings, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

Security Features: Gated Community, Smoke Detector(s)

ExteriorFeatures: Hurricane Shutters, Lighting, Outdoor Grill, Outdoor Kitchen, Private Mailbox, Rain Gutters, Sliding Doors

Utilities: Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Amenities: Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: 24 Hour Notice, Appointment Only, No Lockbox, Other, See Remarks, ShowingTime



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