

10096 SOUTHERN BREEZE COURT WEEKI WACHEE FL 34613

https://candiscarmichael.com



Motivated Seller! This is a one-of-a-kind custom home, built in 2010, sitting on a spacious 0.63-acre corner lot with incredible curb appeal and a long list of thoughtful upgrades inside and out. With a split floor plan, 3 bedrooms, an office, 2.5 bathrooms, and outdoor living space, this home is anything but typical as no [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2748 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8404352



Call us now

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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8404352>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 27492 sq ft

**SubdivisionName:** WOODLAND WATERS PH 5

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2748 sq ft

**Year built:** 2010

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 22S

**Road Surface Type:** Paved

**Elementary School:** Winding Waters K8

**Middle Or Junior School:** West Hernando Middle School

**High School:** Weeki Wachee High School

---

## Property Features



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Central Vacuum, Coffered Ceiling(s), Crown Molding, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

**Flooring:** Travertine

**Pool Private YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Driveway, Garage Faces Side

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Other

**Security Features:** Security Lights

**Water Source:** Public, Well

**Cooling:** Central Air

**Lot Features:** Corner Lot

**Appliances:** Cooktop, Dishwasher, Gas Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Inside, Laundry Room

**Pool Features:** Gunite, Heated, Salt Water, Screen Enclosure, Solar Heat

**Fireplace Features:** Gas, Outside

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** French Doors, Lighting

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Propane, Sprinkler Well, Water Available, Water Connected

**Sewer:** Septic Tank

**Heating:** Electric, Propane, Solar

---

## Property Details

**Subdivision Name:** WOODLAND WATERS PH 5

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** R18-222-18-4325-0000-0010

**Direction Faces:** Southwest

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee:** 175

**Association Fee Frequency:** Annually



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$7,365

**Tax Legal Description:** WOODLAND WATERS PHASE 5 LOT 1

**Tax Lot:** 1

# Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	12x14	First	14	12
Living Room	15x21	First	21	15
Primary Bedroom	18x12	First	12	18
Bedroom 2	12x15	First	15	12
Bedroom 3	12x15	First	15	12

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Security Lights

**PoolFeatures:** Gunite, Heated, Salt Water, Screen Enclosure, Solar Heat

**Features:** Ceiling Fans(s), Central Vacuum, Coffered Ceiling(s), Crown Molding, Gas, High Ceilings, Open Floorplan, Outside, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** French Doors, Lighting

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Propane, Sprinkler Well, Water Available, Water Connected

**Amenities:** Cooktop, Dishwasher, Gas Water Heater, Microwave, Range, Refrigerator

---

## Building Details

**NewConstructionYN:** No

**Heating:** Electric, Propane, Solar

**Exterior material:** Block, Stucco

**Roof:** Shingle

**Parking:** Driveway, Garage Faces Side

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Call Before Showing, Call Listing Agent



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE