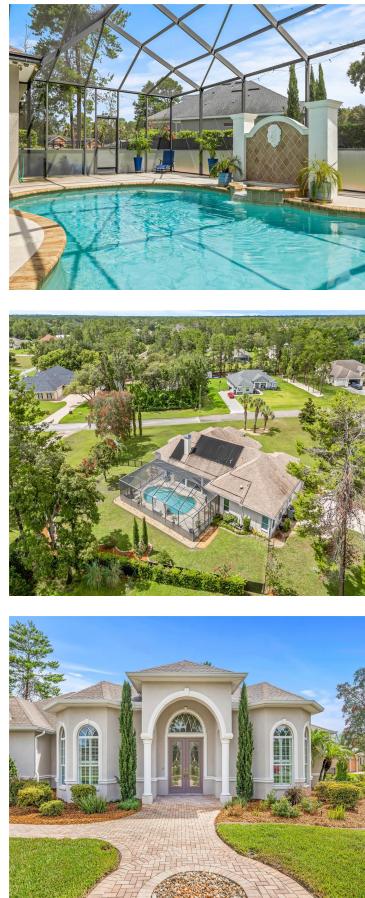


10096 SOUTHERN BREEZE COURT WEEKI WACHEE FL 34613

<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



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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/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



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Interior Features: Ceiling Fans(s), Central Vacum, 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



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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



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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 Vacum, 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



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