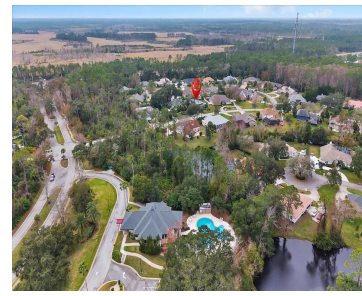


105 SHADOWCREEK WAY ORMOND BEACH FL 32174

<https://candiscarmichael.com>



Move-in ready home in the sought-after Breakaway Trails gated community featuring soaring ceilings, abundant natural light, and a dual-sided wood-burning fireplace. Kitchen offers breakfast nook/bar, newer appliances (including KitchenAid dishwasher), and programmable Levolor blinds. Family room opens to an enclosed, rescreened lanai and covered patio. Extensive upgrades include white vinyl replacement windows, two smart thermostats, [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2694 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRFC317650



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Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/FC317650>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 16086 sq ft

SubdivisionName: BREAKAWAY TRAILS PH 02

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 2694 sq ft

Year built: 1988

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 14S

Road Responsibility: Private Maintained Road

Road Surface Type: Asphalt

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Chair Rail, Eat-in Kitchen, High Ceilings, L Dining, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

Flooring: Ceramic Tile

Fireplace YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Fencing: Fenced, Vinyl

Utilities: Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Heat Pump, Zoned

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Fireplace Features: Family Room, Wood Burning

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Courtyard, Lighting, Private Yard, Rain Gutters, Sliding Doors

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: BREAKAWAY TRAILS PH 02

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA

Parcel Number: 4126-04-00-0030

Direction Faces: North

Construction Materials: Brick

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 430

Community Features: Street Lights

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$6,548

Tax Legal Description: LOT 3 BREAKAWAY TRAILS PHASE 2 MB 41 PGS 185-187 INC PER OR 3952 PG 1142 PER OR 6668 PGS 4712-4713 PER OR 6712 PG 4124 PER OR 6712 PG 4126 PER OR 7423 PGS 1702-1703 PER OR 8194 PG 0041

Tax Lot: 3

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	19x16	First	16	19
Bedroom 2	14x12	First	12	14
Bedroom 3	13x11	Second	11	13
Bathroom 4	13x11	First	11	13
Kitchen	19x11	First	11	19
Living Room	22x18	First	18	22
Dining Room	20x10	First	10	20
Family Room	17x13	First	13	17
Utility Room	10x8	First	8	10
Balcony/Porch/Lanai	20x7	First	7	20



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Street Lights

Utilities: Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Courtyard, Lighting, Private Yard, Rain Gutters, Sliding Doors

Features: Cathedral Ceiling(s), Ceiling Fans(s), Chair Rail, Eat-in Kitchen, Family Room, High Ceilings, L Dining, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s), Wood Burning

Building Details

NewConstructionYN: No

Exterior material: Brick

Parking: Driveway, Garage Door Opener

Heating: Central, Heat Pump, Zoned

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Private Yard

Occupant Type: Owner

Showing Requirements: Supra Lock Box, Appointment Only, Call Listing Agent, Combination Lock Box



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