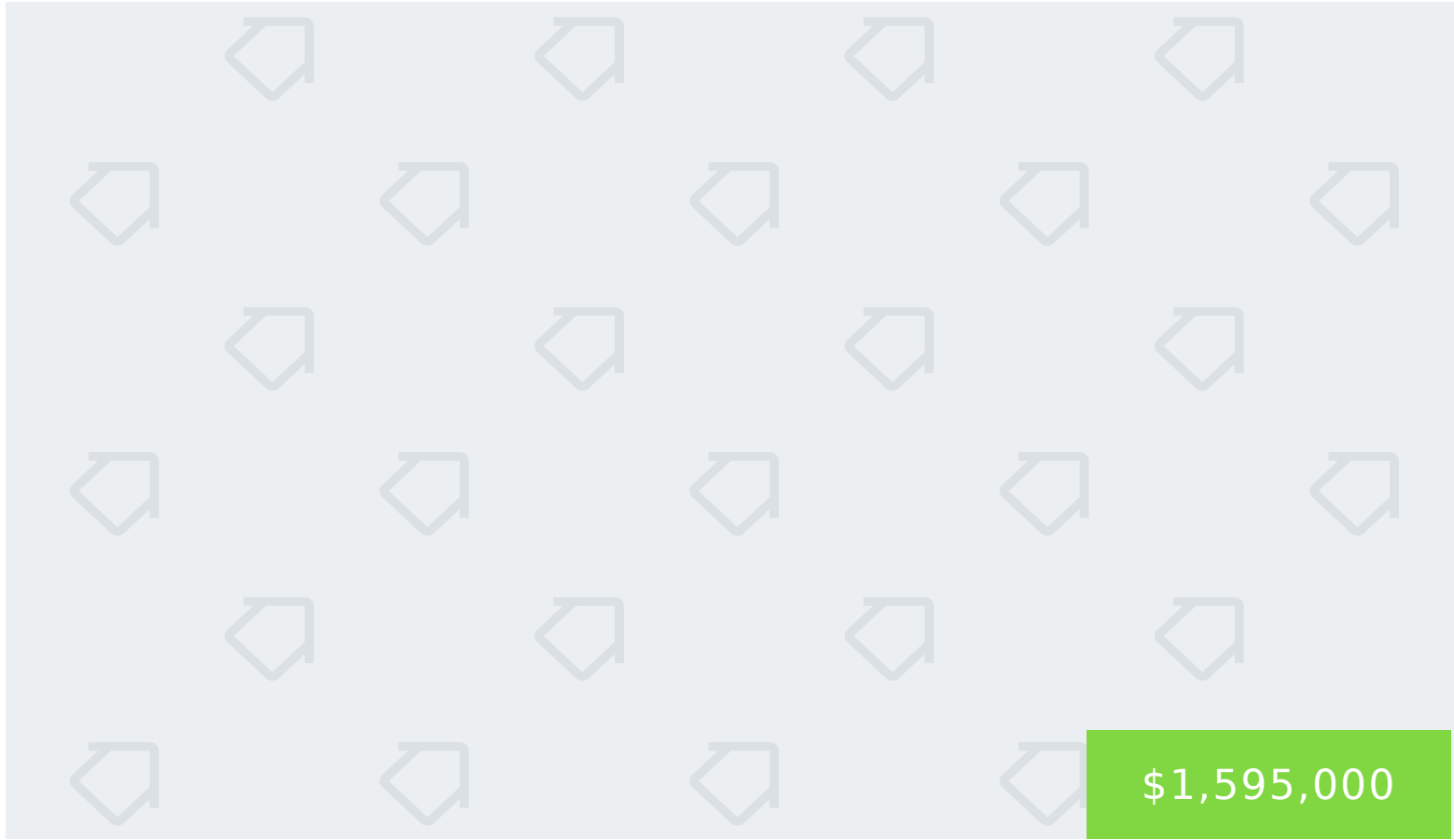


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https://candiscarmichael.com



Virtually Staged. Welcome to your Brand New luxury dream home, offering a rare chance to own a custom-built residence in Champions Club. Designed to impress and built to entertain. Located in the exclusive gated community of Champions Club, this COMPLETED New Custom Built Pool/Spa Home features an open-concept layout, 1 story with 5 bedrooms/ Office, 4 [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 4005 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8470103



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8470103>

Basics

Bathrooms Full: 4

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Lot size, sq ft: 17278 sq ft

View: Pool

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 4005 sq ft

Year built: 2026

SubdivisionName: CHAMPIONS CLUB

GarageSpaces: 3

Location Details

Township: 26

Road Surface Type: Paved

Elementary School: Trinity Elementary-PO

Middle Or Junior School: Seven Springs Middle-PO

High School: J.W. Mitchell High-PO

Property Features



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Interior Features: Eat-in Kitchen, High Ceilings, L Dining, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Hardwood, Epoxy, Tile, Travertine

Patio And Porch Features: Covered, Enclosed, Patio, Screened

Pool Features: Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure, Tile

Spa Features: Heated, In Ground

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sprinkler Metered

Roof: Tile

Utilities: Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Public, Sewer Connected, Sprinkler Meter, Water Available, Water Connected

View: Pool

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Lot Features: In County, Landscaped, Near Golf Course, On Golf Course, Sidewalk, Paved

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave

Laundry Features: Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Parking Features: Driveway, Garage Door Opener, Oversized

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Other

Security Features: Gated Community, Smoke Detector(s)

Vegetation: Oak Trees, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: CHAMPIONS CLUB

Levels: One

New Construction YN: Yes

Foundation Details: Block, Brick/Mortar

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 31-26-17-0150-00000-6190

Direction Faces: Southwest

Builder Name: Advanced Building Construction

Construction Materials: Block, Concrete, Stone, Stucco

Property Condition: Completed



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Association Information

Association YN: Yes	Association Fee: 872
Association Fee Frequency: Quarterly	Association Fee Includes: Common Area Taxes, Pool, Maintenance Grounds, Private Road, Recreational Facilities
Association Amenities: Security	Community Features: Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2025	Tax Annual Amount: \$2,984
Tax Legal Description: FLORESTA AT THE CHAMPIONS CLUB PB 45 PG 106 LOT 619 OR 7418 PG 1737 OR 9201 PG 1054	Tax Lot: 6190

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	22x23	First	23	22
Dining Room	13x17	First	17	13
Office	13.5x13	First	13	13.5
Foyer	10x8	First	8	10
Primary Bedroom	14.8x21	First	21	14.8
Bedroom 2	12x14.1	First	14.1	12
Bathroom 3	12x14.6	First	14.6	12
Bathroom 4	12x14.1	First	14.1	12
Bathroom 5	18.5x13	First	13	18.5
Balcony/Porch/Lanai	23x28.7	First	28.7	23
Kitchen	29x14	First	14	29

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s)

PoolFeatures: Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure, Tile

Features: Eat-in Kitchen, High Ceilings, L Dining, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Smoke Detector(s)

ExteriorFeatures: Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sprinkler Metered

Utilities: Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Public, Sewer Connected, Sprinkler Meter, Water Available, Water Connected

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave

Building Details

NewConstructionYN: Yes

Exterior material: Block, Concrete, Stone, Stucco

Parking: Driveway, Garage Door Opener, Oversized

Heating: Central, Electric, Heat Pump

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Supra Lock Box, Gate Code Required, See Remarks, ShowingTime



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