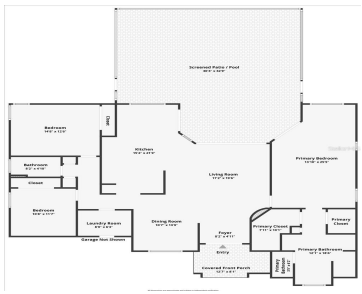


# 11 CRESCENT LAKE WAY ORMOND BEACH FL 32174

https://candiscarmichael.com



Beautiful 3 bedroom, 2 bath pool home in Breakaway Trails a sought after gated community. New Roof in 2025 and a New HVAC in 2026! Split floor plan features a spacious primary suite with a reading area and large bath with Roman soaking tub & separate shower with 2 walk-in closets. Soaring ceilings of 12' [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2199 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRFC317797



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/FC317797>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2199 sq ft

**Year built:** 2002

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 14947 sq ft

**SubdivisionName:** BREAKAWAY TRAIL PH 02

**GarageSpaces:** 3

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## Location Details

**Township:** 14S

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, L Dining, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Pool Private YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Fencing:** Fenced

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected

**Sewer:** Public Sewer

**Heating:** Heat Pump

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

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

**Pool Features:** In Ground

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

---

## Property Details

**Subdivision Name:** BREAKAWAY TRAIL PH 02

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 412604000150

**Direction Faces:** East

**Construction Materials:** Concrete, Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 430

---

## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$3,488

**Tax Legal Description:** LOT 15 BREAKAWAY TRAILS PHASE 2 MB 41 PGS 185-187 PER OR 5291 PG 0964 PER OR 5911 PG 0266 PER OR 6603 PG 3360 PER OR 6603 PG 3361 PER OR 6744 PG 4689 PER OR 6948 PGS 2265-2266

**Tax Lot:** 15

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	24x14	First	14	24
Bedroom 2	14x14	First	14	14
Bedroom 3	12x10	First	10	12
Kitchen	15x11	First	11	15
Dining Room	12x10	First	10	12
Living Room	24x18	First	18	24
Laundry	10x8	First	8	10

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**PoolFeatures:** In Ground

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, L Dining, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected

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

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete, Stucco

**Heating:** Heat Pump

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Call Listing Agent, Combination Lock Box



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