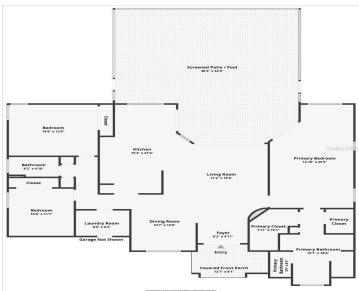


11 CRESCENT LAKE WAY ORMOND BEACH FL 32174

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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Email: RealtorCandis@gmail.com



Description

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

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 6 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 14947 sq ft

SubdivisionName: BREAKAWAY TRAIL PH 02

GarageSpaces: 3

Location Details

Township: 14S

Road Surface Type: Asphalt

Road Responsibility: Private Maintained Road

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

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 430

Fees&Taxes



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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

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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