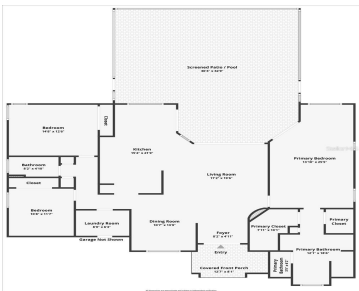


11 CRESCENT LAKE WAY ORMOND BEACH FL 32174

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



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## 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 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

---

## Location Details

**Township:** 14S

**Road Surface Type:** Asphalt

**Road Responsibility:** Private Maintained Road

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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

---

## 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

**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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